



**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY

Hawthorn Grove, Bramhall
£500,000



This superb bay fronted semi detached family home is positioned in a highly desirable cul-de-sac setting within walking distance of Bramhall village and Hursthead infant & junior School. The property occupies a remarkable corner plot with an expanding rear garden which is ideal for families. The property has been extended to the ground floor revealing an immaculate kitchen breakfast room but could be expertly developed even further (STPP)

Property details

- Highly Desirable Convenient Cu-de-sac Location
- Attractive Spacious Corner Plot With Ample Potential To Extend (STPP)
- Within Easy Walking Distance of Bramhall Village & Hursthead Infant & Junior School
- Immaculate Extended Modern Kitchen Breakfast Room
- Spacious driveway with Electric Car Charging Point Offering Excellent Convenience
- Single Detached Garage Providing Superb Storage



About this property

Tucked away in a quiet but yet convenient location, this three bedroom semi detached property promotes a stunning family home. An inviting entrance hallway leads to an immaculate bay fronted living providing a superb comfortable retreat to unwind and relax. The extended kitchen breakfast room displays the perfect space to entertain and socialise with friends and family. Sitting adjacent to the kitchen is a further reception room which could be utilised as a play room/office or even an occasional bedroom. The property offers extremely versatile living accommodation with ample opportunity to transform the layout but equally buyers can simply enjoy the various living spaces as they are. A WC is neatly positioned under the stairs and provides convenience to family life. To the first floor are three well proportioned bedrooms as well as a family bathroom which incorporates a four piece suite. Externally to the front is a spacious driveway leading to a single brick build detached garage. An electric car charging point will also prove beneficial as this is by far the most affordable option to charge any vehicle for their daily transport routines. To the rear is a corner garden with is enclosed by mature hedging and is ideal for families to enjoy all year round.





DIRECTIONS

SK7 1EF

COUNCIL TAX BAND

D

TENURE

Leasehold

SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.

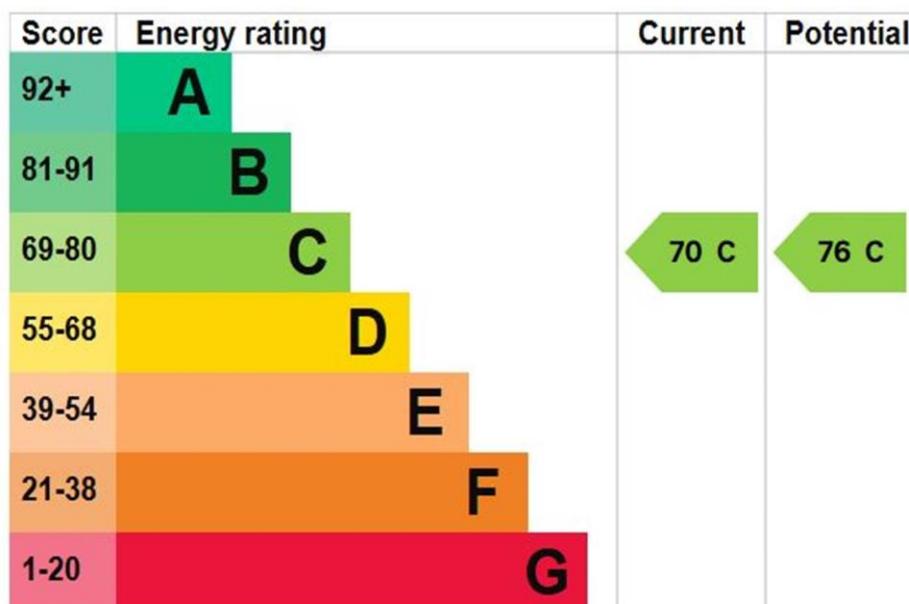
LOCAL AUTHORITY

Stockport MBC

VIEWING

Viewing strictly by appointment.

EFFICIENCY RATING



PRIMARY SOURCE OF HEATING

Gas fired hot water radiators

PRIMARY ARRANGEMENT FOR SEWERAGE

Mains Supply

PRIMARY SOURCE OF ELECTRICITY

Mains Supply

PRIMARY SOURCE OF WATER

Mains Supply

BROADBAND CONNECTION

Fibre to the premises

ANY EASEMENTS, SERVITUDES OR WAYLEAVES?

No

ARE THERE ANY RESTRICTIONS ASSOCIATED WITH THE PROPERTY

No

THE EXISTENCE OF ANY PUBLIC OR PRIVATE RIGHT OF WAY?

No

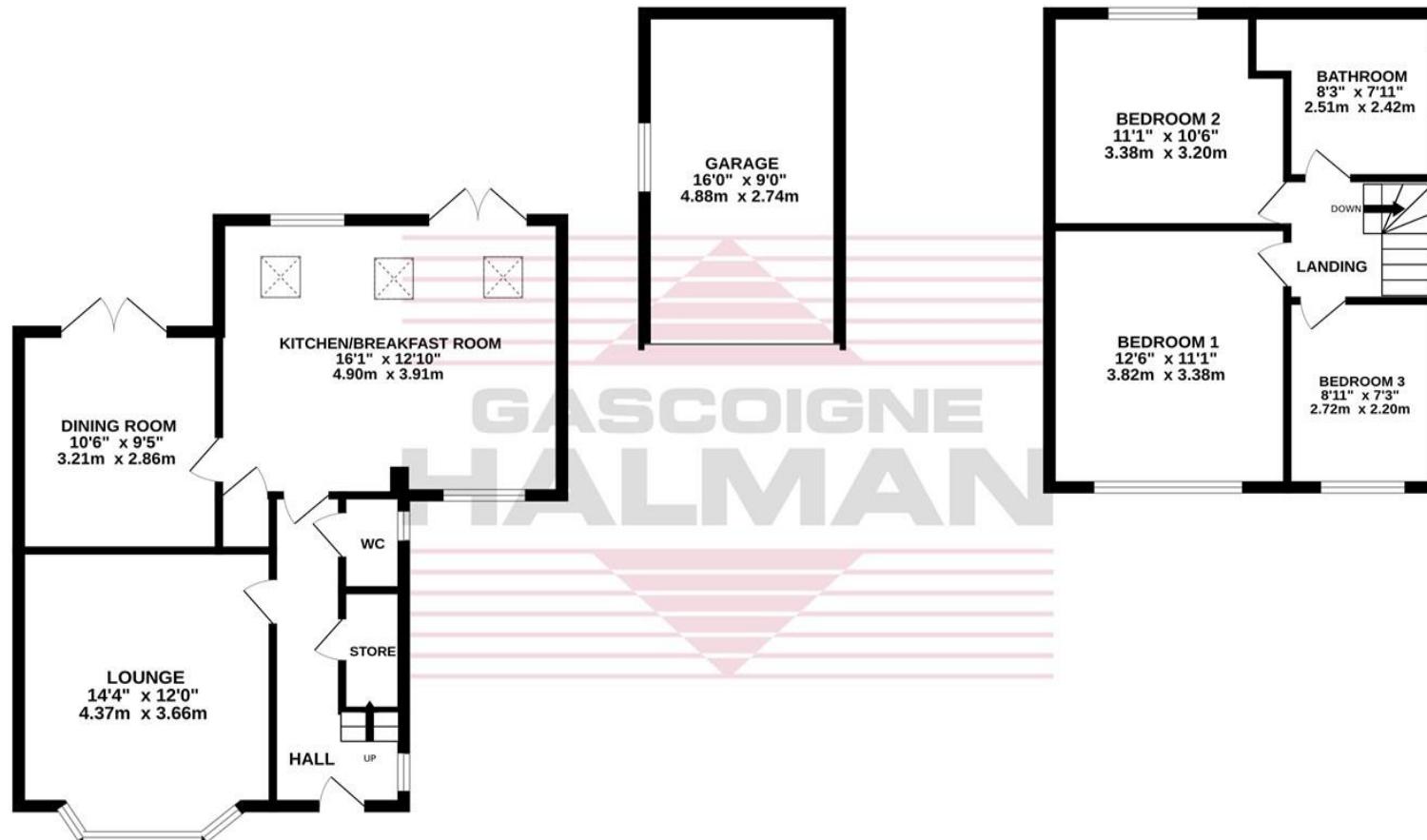
HAS PROPERTY BEEN FLOODED IN 5 YEARS

No

NOTICE Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.

GROUND FLOOR
712 sq.ft. (66.2 sq.m.) approx.

1ST FLOOR
415 sq.ft. (38.6 sq.m.) approx.



TOTAL FLOOR AREA : 1127 sq.ft. (104.7 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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