



**GASCOIGNE  
HALMAN**

Hawthorn Grove, Bramhall  
**£500,000**

THE AREA'S LEADING ESTATE AGENCY







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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## 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

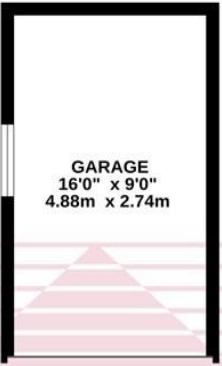
## HAS PROPERTY BEEN FLOODED IN 5 YEARS

No

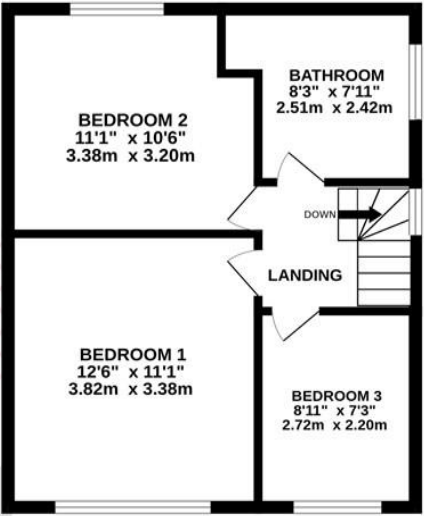
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GROUND FLOOR  
712 sq.ft. (66.2 sq.m.) approx.



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





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