



Part Exchange
Considered

Holly Grange Bramhall, Stockport, SK7 3PP

SHRIGLEY ROSE & CO
Bespoke Estate Agents



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Discover a Beautifully Maintained & Extended Four-Bedroom (Principal En-Suite) Detached Family Home, combining Spacious Modern Living, a Stunning Private West-Facing Garden on a Family-Friendly-Cul-De-Sac Location. Lovingly enhanced over Many Happy Years, this is a home with so much to offer. Situated on a particularly desirable stretch of the road, this impressive four-bedroom family home offers spacious and versatile accommodation, beautifully landscaped gardens and an enviable location close to excellent schools, transport links and some of the area's most cherished green spaces. Lovingly enjoyed by the current owners, this is a home that has been cherished and thoughtfully enhanced over time. The owners have particularly loved living here, not only for the space and surroundings but also for the wonderful neighbours who have helped make this such a special place to call home.

The property is set back from the road behind an attractive hedge, creating an appealing sense of privacy and kerb appeal. To the front, a flagged driveway provides parking for approximately two to three vehicles, complemented by a charming gravelled side garden. Upon entering, a large and welcoming hallway immediately conveys the sense of space that continues throughout the home. The front living room provides a comfortable and inviting retreat, enjoying a pleasant front-facing aspect and featuring a gas fire, ideal for relaxing during the colder months. Moving through the property, a versatile additional sitting area with useful storage offers a wonderful opportunity to create a reading nook, music room or quiet space away from the main living areas. For those seeking further flexibility, this area could also be enclosed with a stud wall to create a more defined room, subject to individual requirements.

The true heart of the home is the exceptionally spacious open-plan kitchen, dining and family area, thoughtfully arranged to accommodate both everyday family living and entertaining. The kitchen is appointed with granite worktops, a breakfast bar, an electric hob with extractor, an inset sink and extensive storage. Two Siemens ovens, an integrated dishwasher and a full-size integrated fridge and freezer further enhance the space, combining style with functionality. The adjoining dining and family areas benefit from an abundance of natural light, with numerous windows and doors creating a bright and welcoming atmosphere throughout. French doors open directly onto the rear garden, establishing a seamless connection between indoor and outdoor living and providing the perfect setting for summer gatherings and relaxed evenings at home.

Further enhancing the practicality of the ground floor is a separate utility room, complete with plumbing for a washing machine and tumble dryer, together with additional storage. Conveniently positioned opposite is a downstairs WC, while the integral single garage, currently utilised for storage, benefits from an electric door.

Upstairs, the property continues to impress with four well-proportioned bedrooms, each benefiting from fitted wardrobes and/or additional storage. Three of the bedrooms enjoy a front-facing aspect, with one offering excellent potential as a home office or study, making the accommodation particularly adaptable to changing family needs. The principal bedroom is a lovely, naturally light space, featuring carpeting and an attractive rear-facing outlook. It is complemented by a contemporary, fully tiled en-suite bathroom with a walk-in shower, creating a private and practical retreat. The remaining bedrooms are served by a clean, modern family bathroom, finished with attractive tiling and featuring a bath with an overhead shower. During their time in the property, the owners have replaced the bathrooms, bringing a fresh and modern finish to these important spaces.





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Outside, the beautifully landscaped rear garden is a particular highlight of the property. Enjoying a desirable westerly aspect, the garden provides a wonderfully private and peaceful environment, ideal for enjoying the afternoon and evening sunshine. Indian sandstone paving creates an attractive patio area, with steps leading up to a generous lawned space. Mature shrubs, established planting and colourful flowers provide year-round interest, creating a secluded and established setting that has been lovingly developed by the current owners, who have personally planted the garden's shrubs and flowers and thoughtfully landscaped the space over the years. Secure gated access to both sides of the house offers additional convenience and peace of mind, making the outdoor space as practical as it is attractive.

The location further enhances the appeal of this wonderful home. Positioned close to Bramhall Lane South, the property benefits from convenient access to major motorway links and the neighbouring villages of Bramhall and Davenport, offering a wealth of local amenities and opportunities for shopping, dining and leisure. Families are well served by local schooling options, including Neville Road Infant and Junior Schools and Bramhall High School, subject to current catchment arrangements. Private school bus routes also operate along the main road, providing an additional convenience for families considering independent education.

For those who enjoy an active outdoor lifestyle, Stockport Trinity Cricket Club is just around the corner, while the popular green spaces of Happy Valley and Bramhall Park are within walking distance. These much-loved destinations offer beautiful surroundings for dog walking, leisurely strolls, outdoor recreation and enjoying time with family and friends.

Combining spacious, versatile accommodation with a beautifully landscaped west-facing garden and a sought-after location, this is a wonderful family home offering comfort, convenience and an enviable lifestyle. With excellent transport links, local schools and green spaces nearby, early viewing is highly recommended to fully appreciate all this property has to offer.

The Current Owners Love:

- We've loved living in such a lovely area, with wonderful neighbours, great local amenities, beautiful parks and excellent transport links all close by
- The generous space throughout the house has been perfect for family life, offering versatile living areas to relax, entertain and enjoy time together
- We've loved how spacious, light and welcoming the house feels, with the open-plan living space flowing beautifully into the garden, making it a wonderful home for both everyday living and entertaining

We Have Noticed:

- Immaculate family home
- Family-Friendly Location
- Walking distance of Bramhall Park





Key Features:

- Spacious open-plan kitchen, dining and family living area
- Separate utility room, downstairs WC and integral garage
- Granite worktops, breakfast bar and two Siemens ovens
- Four spacious bedrooms, all with fitted wardrobes and/or storage
- Principal bedroom with modern en-suite and walk-in shower
- Beautifully landscaped, private west-facing rear garden
- Indian sandstone patio, lawn and mature established planting
- Driveway parking for 2-3 cars
- Sought-after location close to schools, Bramhall Park and excellent transport links

Tenure: Freehold

Council Tax Band: F

Possession: Vacant possession upon completion

Total Floor Area: 1547 sqft

Viewing: Strictly appointment only through Shrigley Rose & Co

Property Summary:

- Hallway
- Living Room
4.40m x 3.64m
- Sitting Room
3.64m x 2.43m
- Utility Room
1.89m x 1.84m
- W/C
1.84m x 0.92m
- Open Plan Kitchen
8.17m x 5.63m
- Integral Garage
3.80m x 2.81m
- Landing
- Bedroom 1
3.64m x 3.51m
- En-suite
1.88m x 1.73m
- Bedroom 2
3.64m x 3.27m
- Bedroom 3
3.58m x 2.81m
- Bedroom 4
2.19m x 2.08m
- Bathroom
2.66m x 1.73m

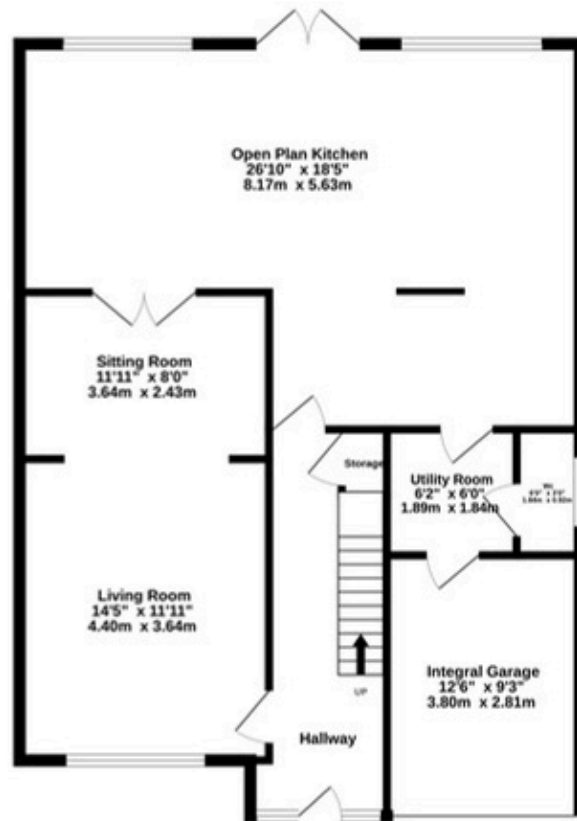


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	72	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		

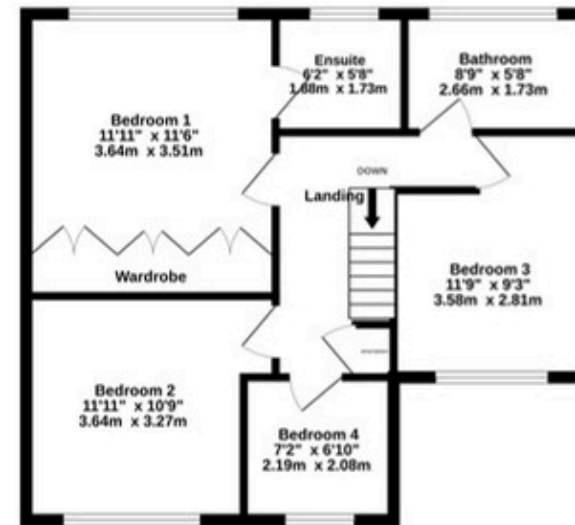


DID YOU KNOW...? YOU CAN PART EXCHANGE YOUR CURRENT HOME FOR THIS PROPERTY... HASSLE FREE.

Ground Floor
960 sq.ft. (89.2 sq.m.) approx.



1st Floor
586 sq.ft. (54.5 sq.m.) approx.



TOTAL FLOOR AREA : 1547 sq.ft. (143.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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