



**GASCOIGNE
HALMAN**

Padstow Drive, Bramhall
Guide Price - £475,000

THE AREA'S LEADING ESTATE AGENCY



This four bedroom detached family home occupies a quiet setting just off Dairyground Road and is conveniently located within walking distance to the Co-Op Food Convenience Store as well as being in close proximity to Bramhall High School, Pownall Green Primary School and Ladybrook Primary School, making this home ideal for families with school-going children. This property presents a modern layout offering buyers a fantastic opportunity to add their own personal touch and create their dream home. Bramhall Train Station is within easy reach reaffirming that this wonderful setting is splendid for anyone reliant on transport links for their daily commute.

Property details

- Four Bedroom Detached Family Home
- Walking Distance To Co-Op Food Convenience Store
- Close to Bramhall High School & Pownall Green Primary School & Ladybrook Primary School
- Potential to Extend (STPP)
- Private Established Enclosed South Facing Rear Garden
- Easy Access To Bramhall Train Station, Ideal For Anyone Reliant On Transport Links



About this property

Situated in a sought-after residential family area of Bramhall, this spacious four-bedroom detached home reveals an abundance of accommodation approaching 1200 sq/ft. Upon entering, you are greeted by two reception rooms, providing versatile spaces for entertaining or relaxation. The property features a well-appointed modern kitchen breakfast room which promotes a further sociable area with generous amounts of space for preparing meals for family and friends. The ground floor provides excellent family accommodation and is further enhanced with a WC. The property could be remodelled should buyers prefer open plan living, however the property displays excellent functionality and practicality with its current layout. To the first floor there is a family bathroom as well as four generously sized bedrooms, offering comfortable accommodation for all. Externally the property provides a fantastic level of frontage with ample off road parking and a lawned front garden with various fruit trees. A single detached garage creates superb storage whilst the rear garden reveals a south facing aspect with an excellent degree of privacy, perfect for outdoor gatherings or simply enjoying some peace and quiet.



DIRECTIONS

SK7 2HU

COUNCIL TAX BAND

E

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		74 C
55-68	D	67 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 cabinet

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?

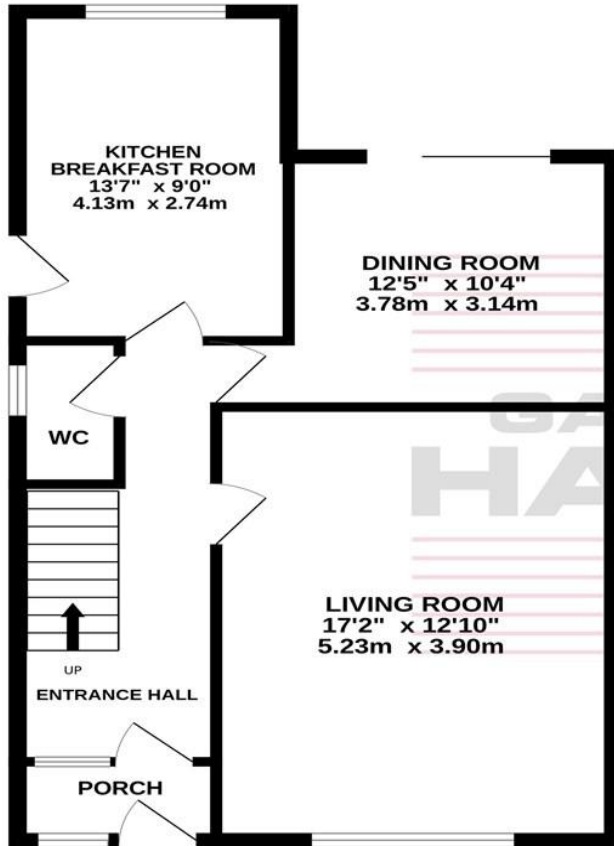
Yes

HAS PROPERTY BEEN FLOODED IN 5 YEARS

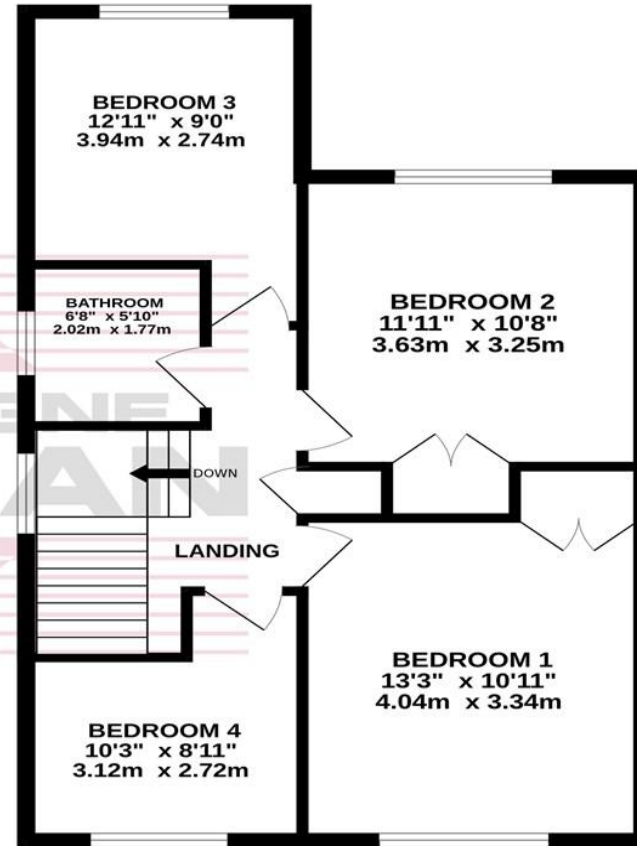
No

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
593 sq.ft. (55.1 sq.m.) approx.



1ST FLOOR
603 sq.ft. (56.1 sq.m.) approx.



TOTAL FLOOR AREA : 1196 sq.ft. (111.1 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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