



**GASCOIGNE
HALMAN**

Exeter Walk, Bramhall
£265,000

THE AREA'S LEADING ESTATE AGENCY



NO CHAIN - A delightful three bedroom end-terrace residence tucked away in a quiet and inconspicuous setting and yet perfectly located within the 'Dairyground' development, a stones throw from Pownall Green & Ladybrook Primary School as well as Bramhall High School. There are a range of amenities along Dairyground Road, including the Co-Op convenience store which can certainly make life easy for the local residents. Bramhall train station is only a short walk away and this will be of interest to anyone who requires excellent transport links for work or leisure.

Property details

- Three Bedroom End-Terrace Family Home
- Tucked Away In A Quiet Cul-De-Sac Location
- Within Walking Distance Of Pownall Green Primary School & Bramhall High School
- Close To Amenities Along Dairyground Road, Including The Co-Op Convenience Store
- Easy Access To Excellent Transport Links Including Bramhall Train Station
- No Onward Chain



About this property

This superb end terrace property reveals excellent well maintained accommodation which is ideal for young families, first time buyers or even anyone looking to downsize. Internally there is an entrance porch which leads to a superb large living room. Beyond the living room is a modern open plan kitchen diner with patio doors leading to the rear garden. There is a cloak cupboard off the kitchen with a further storage compartment under the stairs. The first floor delivers three bedrooms, two double bedrooms and a single bedroom. A family bathroom is positioned off the landing area and completes excellent accommodation throughout. The property also benefits from gas central heating and double glazing with the boiler having been regularly serviced. Externally there is a front garden with a gate leading to the privately enclosed rear garden. A single garage is also available and will provide ample practical storage. No Chain.





DIRECTIONS

SK7 2QL

COUNCIL TAX BAND

C

TENURE

Freehold

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		79 C
55-68	D	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?

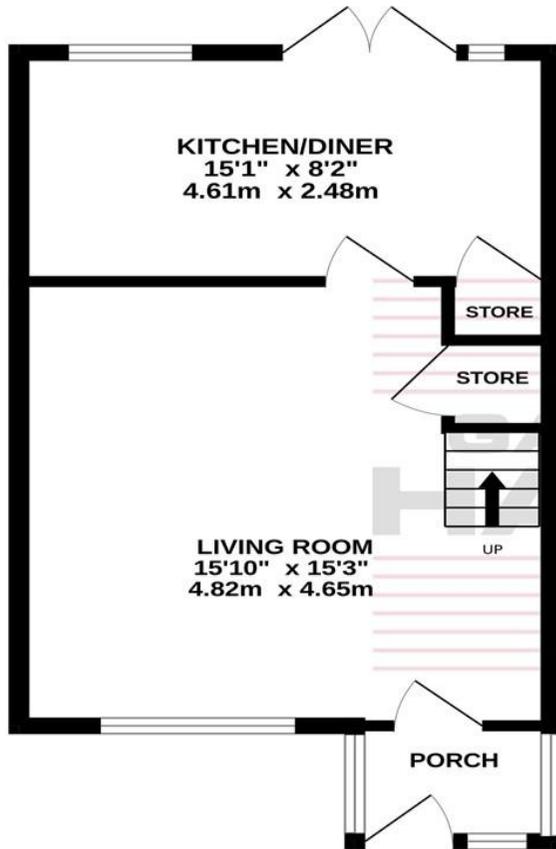
No

HAS PROPERTY BEEN FLOODED IN 5 YEARS

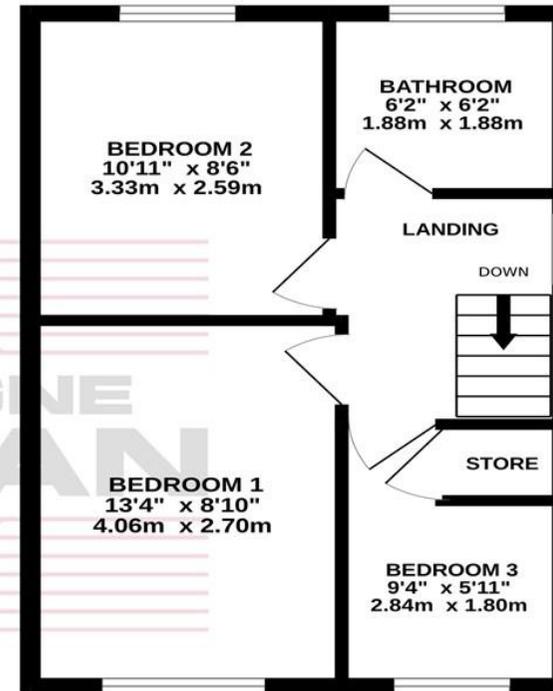
No

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GROUND FLOOR
385 sq.ft. (35.8 sq.m.) approx.



1ST FLOOR
362 sq.ft. (33.6 sq.m.) approx.



TOTAL FLOOR AREA: 747 sq.ft. (69.4 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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