



**GASCOIGNE HALMAN**  
THE AREA'S LEADING ESTATE AGENCY

**GASCOIGNE  
HALMAN**

Plymouth Drive, Bramhall  
**Offers Over £550,000**

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This outstanding four bedroom detached family home is positioned in a highly desirable residential location close to various Schools such as Bramhall High School & Pownall Green Primary School & Ladybrook Primary School. This highly convenient setting is within walking distance of amenities, including Co-Op food store, whilst Bramhall train station is also only a short walk away, ideal for those reliant on commuting.

## Property details

- Close to Bramhall High School & Pownall Green Primary School & Ladybrook Primary School
- Walking Distance To Local Amenities Including Co-Op Food Convenience Store
- Easy Access To Bramhall Train Station, Ideal For Anyone Reliant On Transport Links
- Stunning & Immaculately Presented Four Bedroom Detached Family Home
- Open Plan Kitchen Diner Leading Into Play Room/Conservatory/Sitting Room
- In Excess of 1300 sq/ft of Wonderful Living Accommodation & Potential To Extend (STPP)



## About this property

This immaculate detached four bedroom family residence promotes excellent accommodation in excess of 1300 sq/ft. The property has been meticulously upgraded and maintained and reveals a modern and contemporary decor throughout. The first impressions are superb with an inviting entrance hallway offering the perfect introduction. The stylish wall panelling and herringbone style flooring creates an elegant feel and there is even space for a piano under the stairs. A downstairs WC adds convenience to family life and there is also space for cloaks, neatly incorporated into the WC area. A spacious contemporary living room includes a feature fireplace, complete with wood burner allowing for a cozy atmosphere. The shaker style kitchen includes a range of appliances and there is space for an American style fridge freezer too. A breakfast peninsula is ideal for socialising and entertaining whilst the dining area offers an open plan arrangement to the kitchen and conservatory/play room/sitting room. This additional reception room draws in an abundance of natural light due to the panoramic style windows and with views across the garden it is peace of mind being able to watch the children play. To the first floor is a landing which branches out to a modern family bathroom. There are four well presented and well proportioned bedrooms, the majority of which include a range of integrated wardrobes. This family home could be extended even further should buyers wish to create additional living space, however, there is a single attached garage provide fantastic storage. The block paved double driveway provides off road parking for several vehicles whilst the rear garden offers a superb level of privacy.



# GASCOIGNE HALMAN







## DIRECTIONS

SK7 2JB

## 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		85 B
69-80	C	73 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?

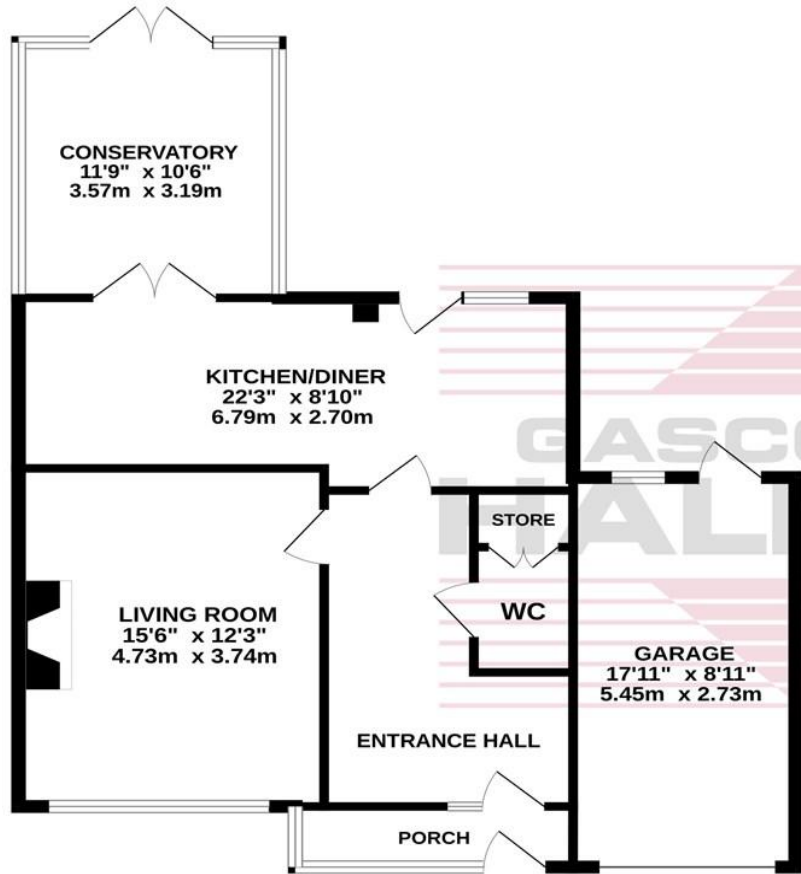
No

## HAS PROPERTY BEEN FLOODED IN 5 YEARS

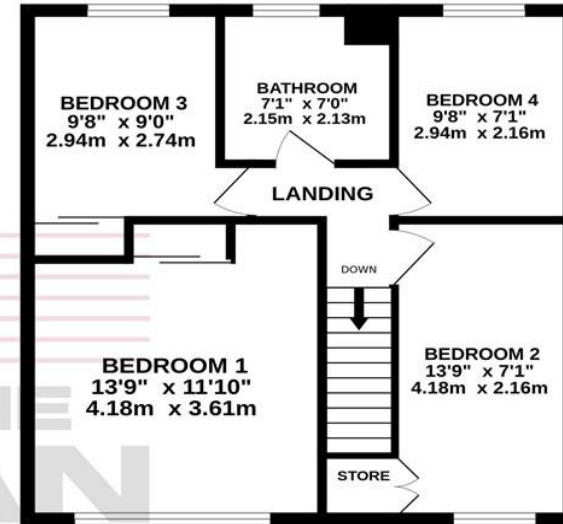
No

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  
824 sq.ft. (76.5 sq.m.) approx.



1ST FLOOR  
508 sq.ft. (47.2 sq.m.) approx.



TOTAL FLOOR AREA : 1332 sq.ft. (123.7 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only  
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