



**GASCOIGNE
HALMAN**

Bramley Road, Bramhall

THE AREA'S LEADING ESTATE AGENCY



No Onward Chain. A spacious four bedroom detached family home withing walking distance of Bramhall Village, schools and transport links. All the amenities, bars and restaurants are all within a 5 minute walk as is Bramhall train station for additional convenience. With over 1,600 sq ft of living accommodation, the property requires selective modernisation, however this wonderful residence provide huge potential in a highly desirable location.

Property details

- Within Easy Walking Distance Of Bramhall Village
- Close to Bramhall Train Station For Additional Convenience
- No Onward Chain
- In Need of Selective Modernisation But Displaying Ample Development Potential
- Driveway Providing Off Road Parking Leading To Tandem Garage
- Highly Desirable residential Location With Private Rear Garden



About this property

No Chain. This impressive four bedroom detached house offers a substantial and versatile living space in excess of 1,600 square feet, ideally situated within walking distance of Bramhall Village and its wide array of amenities, bars and restaurants. The property is located in a highly sought-after residential area, renowned for its proximity to excellent local schools and convenient transport links, making it a superb choice for families and professionals alike. While the house is in need of selective modernisation, it presents a fantastic opportunity to create a bespoke home tailored to your own tastes and requirements. The accommodation comprises a welcoming entrance hallway leading to a spacious kitchen breakfast room, perfect for informal dining and every-day family life. The large through lounge diner is an outstanding feature, offering generous proportions and excellent versatility for both relaxation and entertaining, with patio doors providing direct access to the rear garden (ideal for indoor-outdoor living in the warmer months). A downstairs WC adds to the practicality of the ground floor layout, ensuring convenience for guests and residents alike. Upstairs, the property offers four well-proportioned bedrooms, each providing ample space for family members or guests, as well as a family bathroom servicing the first floor. Storage needs are well catered for, with a large tandem style garage offering extensive secure parking and additional space for hobbies or a workshop, while a private driveway provides further off road parking for multiple vehicles. The interior layout and generous room sizes offer enormous potential for reconfiguration or extension (subject to the necessary consents), allowing future owners to unlock the full value and appeal of this substantial home. With its prime location close to Bramhall Village, excellent local schools and a wealth of amenities, this property represents a rare and exciting opportunity to secure a family home with significant scope for improvement in one of the area's most desirable neighbourhoods. Early viewing is highly recommended to fully appreciate the size, potential and outstanding location of this superb detached house.







DIRECTIONS

SK7 2DW

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	70 C	75 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?

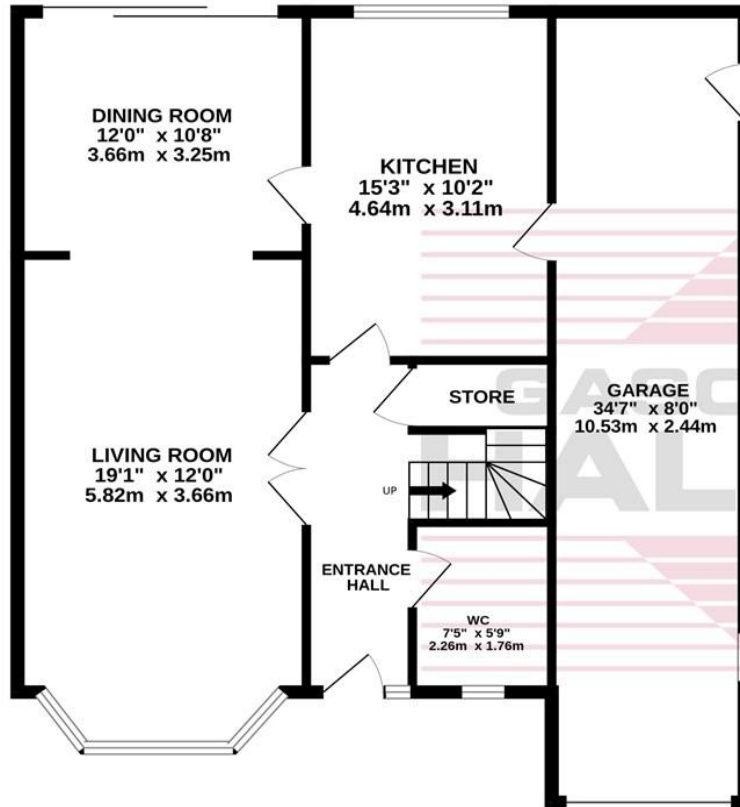
No

HAS PROPERTY BEEN FLOODED IN 5 YEARS

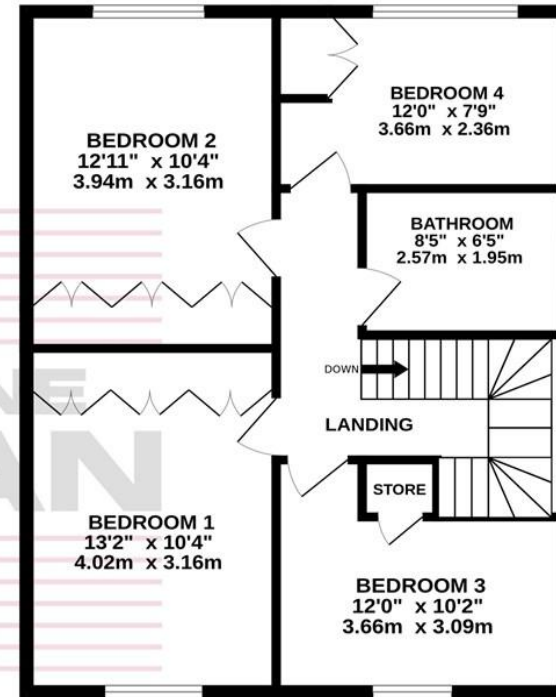
No

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
957 sq.ft. (88.9 sq.m.) approx.



1ST FLOOR
666 sq.ft. (61.8 sq.m.) approx.



TOTAL FLOOR AREA : 1622 sq.ft. (150.7 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2025



THE AREA'S LEADING ESTATE AGENCY

0161 439 5555 bramhall@gascoignehalman.co.uk
9 Ack Lane East, Bramhall, Cheshire, SK7 2BE