



Ladybarn Crescent
Bramhall

Offers Over £625,000

**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY



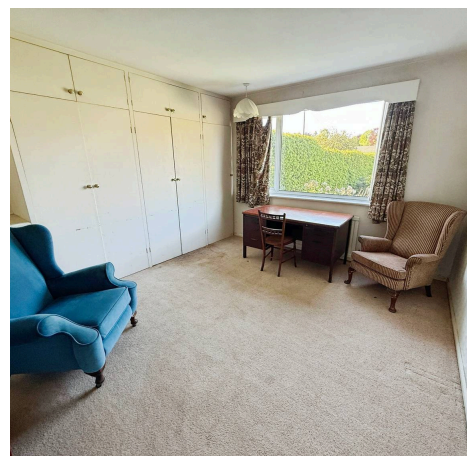
NO CHAIN. This three bedroom detached bungalow reveals spacious accommodation approaching 1900 sq/ft. With a private cul-de-sac location and a large south facing plot, this wonderful home is a rare but desirable opportunity for any discerning buyer. The property could easily be remodelled to suit anyone's needs. The property already offers a thoughtful spacious layout with generous driveway and superb south facing rear garden.

Council Tax Band: F

Tenure: Freehold

EPC Rating - D

- Spacious Plot With Private South Facing Garden
- Tandem Garage & Large Driveway Providing Ample Off Road parking
- Two Well Proportioned Reception Rooms Ideal For Entertaining
- Highly Desirable Residential Cul-De-Sac Location Within Walking Distance Of Bramhall Golf Club
- This Home Would Benefit From Selective Modernisation
- Three Bedroom & Two Bathroom Detached Residence Approaching 1900 sq/ft





No Chain. This three bedroom detached bungalow is positioned in a highly desirable residential cul-de-sac setting within minutes walk of Bramhall Golf Club. This quiet street located off Ladythorn Road is neatly tucked away displaying a private setting but yet offering a peaceful community feel where all the residents look out for one another. Internally the property includes a welcoming spacious entrance hall which leads to two capable double bedrooms and a wet room which is accessible from the hallway or the master bedroom. Both bedrooms are equipped with built in wardrobes providing excellent storage solutions. All the rooms share a common theme in that there are large windows pouring ample natural light into the various reception rooms and bedrooms. The two expansive reception rooms are perfect for both relaxation and entertaining, again with large windows and French doors that seamlessly connect the indoors to the beautifully landscaped south facing garden. The galley style kitchen is well appointed with modern units and integrated appliances and expansive countertops - ideal for culinary enthusiasts and social gatherings alike. The integral garage offers excellent storage and is accessible from the kitchen. Whilst this residence has a large double bedroom and bathroom and a further additional occasional bedroom to the first floor, the property is thoughtfully laid out to the ground floor allowing any buyers to adopt single level living with ease. Outside, the property boasts a generous, well-maintained garden with mature trees, lush greenery and a lovely patio area - perfect for outdoor dining, entertaining, or simply



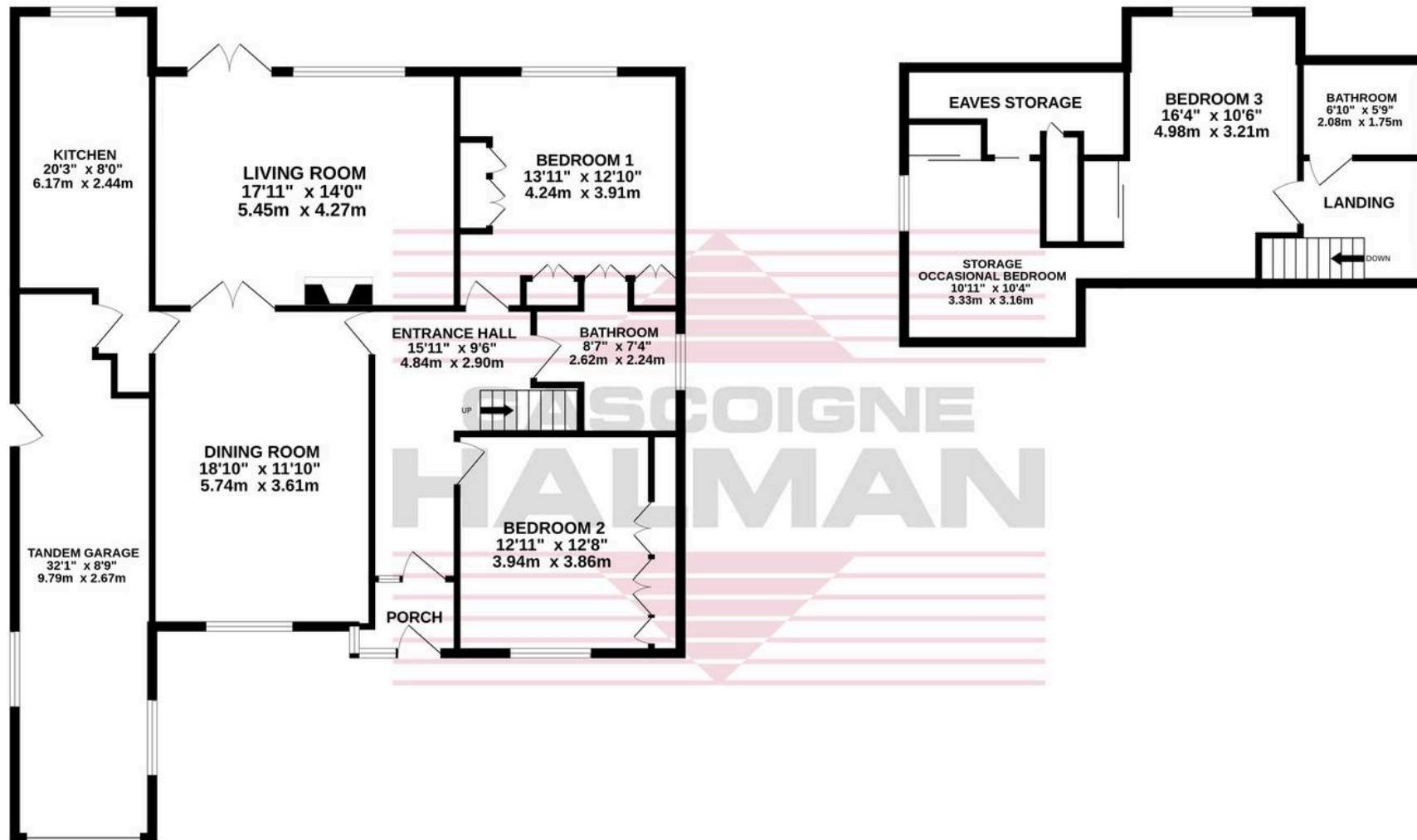
enjoying the tranquil surroundings. The south facing orientation is certainly going to appeal to all buyers and there is even a small stream which runs through the back garden with a wooden bridge leading to wild garden. This Wild garden could of course be landscaped and developed even more subject to any buyers needs and requirements. Practicality is enhanced by a spacious driveway and a secure garage, offering ample off-road parking and additional storage options. The front garden, with its manicured lawn and mature shrubs, enhances the property's kerb appeal and offers a pleasant green space. With its seamless indoor-outdoor living this detached bungalow presents a rare opportunity to enjoy a comfortable lifestyle in a serene setting.

The property is located a short distance from the village that offers a wide range of shops that meet every day needs. Bramhall has a good recreation centre and a wide variety of pubs, bars and restaurants. The schools in the area are for all age groups and have an excellent reputation. Bramhall and Cheadle Hulme railway stations offer convenient access to the Manchester city centre, along with the towns of Stockport and Macclesfield. The larger shopping centres of Handforth Dean and Cheadle Royal are only a short drive away along with a motorway network connection to Manchester International Airport.



GROUND FLOOR
1424 sq.ft. (132.3 sq.m.) approx.

1ST FLOOR
458 sq.ft. (42.6 sq.m.) approx.



TOTAL FLOOR AREA : 1882 sq.ft. (174.9 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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