



Earle Road, Bramhall, SK7 3HE

In Excess of £475,000

An Impressive three bedroom semi-detached bay fronted family home with two principal reception rooms, an open plan kitchen breakfast room, modern family bathroom with four piece suite, delightful west-facing garden, driveway, integral garage, period features, and no onward chain. Potential for 4th bedroom with ensuite could be created subject to any planning. Ideally located for excellent Schools with easy access to Bramhall Park

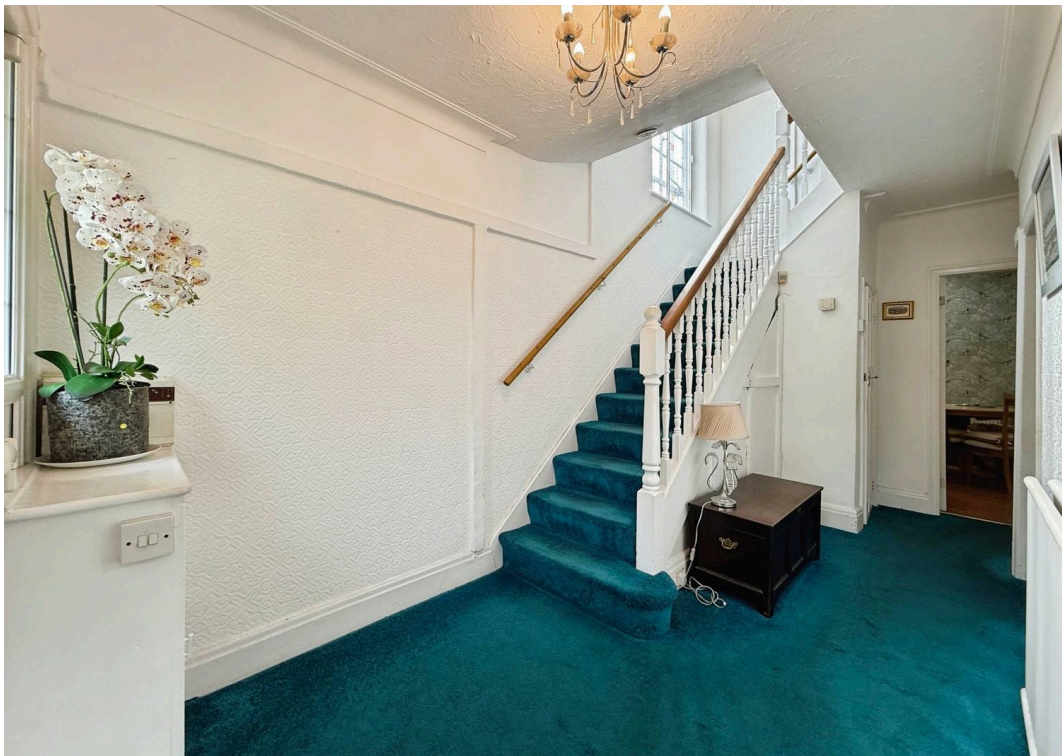
Council Tax Band: D

Tenure: Freehold

EPC Rating: C

- Large Private Established Non Overlooked Landscaped West Facing Rear Garden
- Extended Three Bedroom Bay Fronted Semi Detached Family Home
- Two Well Proportioned Principal Reception Rooms & Spacious Kitchen Breakfast Room
- Downstairs WC Positioned Off The Inviting Entrance Hall
- Ample Noticeable Original Features
- Excellent Opportunity To Extend & Develop (STPP)
- Driveway Providing Off Road Parking With Established Front Garden & Integral Single Garage
- Within Walking Distance Of Nevill Road Junior School & Bramhall Park
- No Onward Chain For Additional Convenience





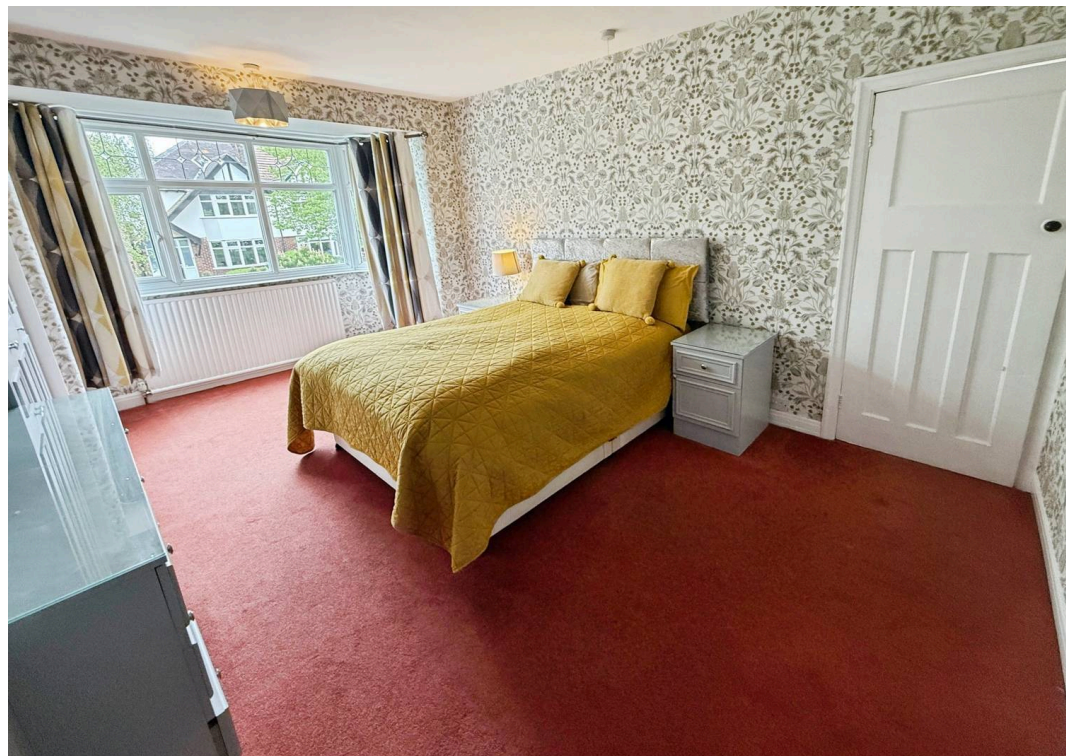
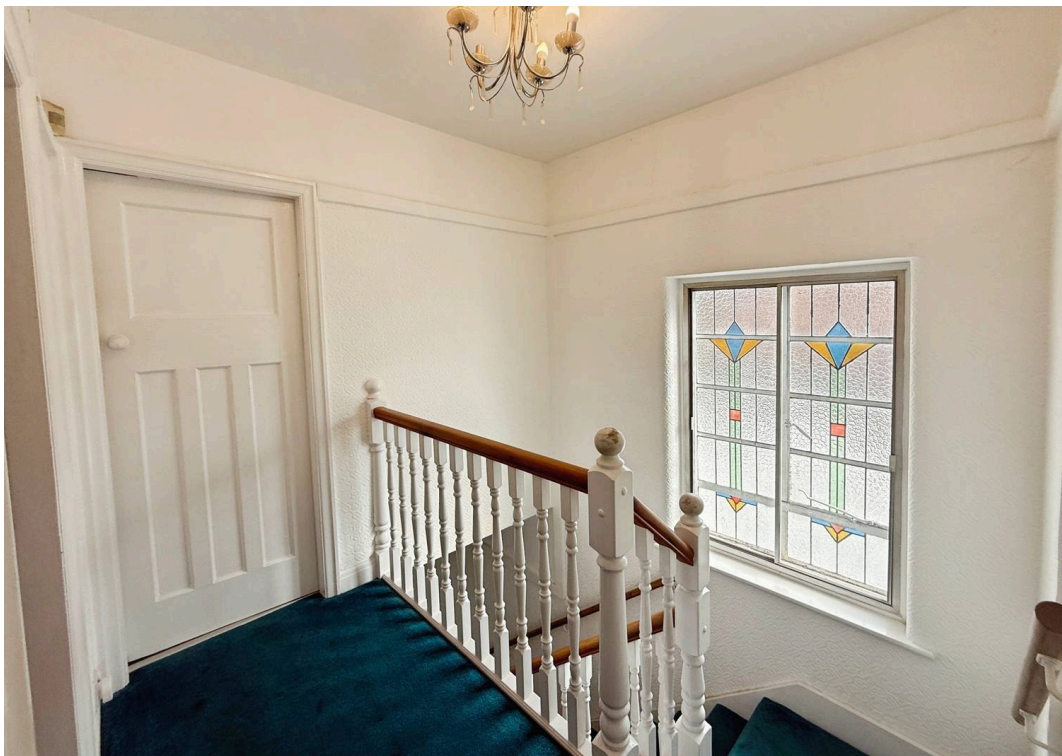


This impressive three-bedroom semi-detached bay fronted residence offers a perfect blend of modern living and timeless charm across its spacious and thoughtfully designed layout. The accommodation comprises two generous principal reception rooms, each featuring elegant fireplaces and abundant natural light, providing inviting spaces for relaxation, entertaining, or family gatherings. The open plan kitchen breakfast room is a particular highlight, boasting a generous family space with integrated appliances, and ample cabinetry. The kitchen flows seamlessly into the breakfast area which includes a feature bay window, all of which is enhanced by decorative wallpaper, cosy wooden flooring, and pendant lighting, creating an ideal setting for both casual meals and special occasions. Each of the three bedrooms is well presented with two of the larger bedrooms featuring built-in wardrobes and large windows. The third bedroom includes a corner window which is unique to this home and provides ample natural light into the comfortable and organised space. The property is further complemented by a host of desirable additional features and benefits. The modern bathroom is equipped with a sleek walk-in shower, a separate bath-tub, heated towel rail, and contemporary fixtures, all set against a backdrop of elegant tile work and wood-effect flooring for a luxurious atmosphere. The entrance hallway greets you with an elegant staircase, decorative spindles, while charming period features such as stained glass windows and traditional bannisters add character throughout. The ground floor also includes a

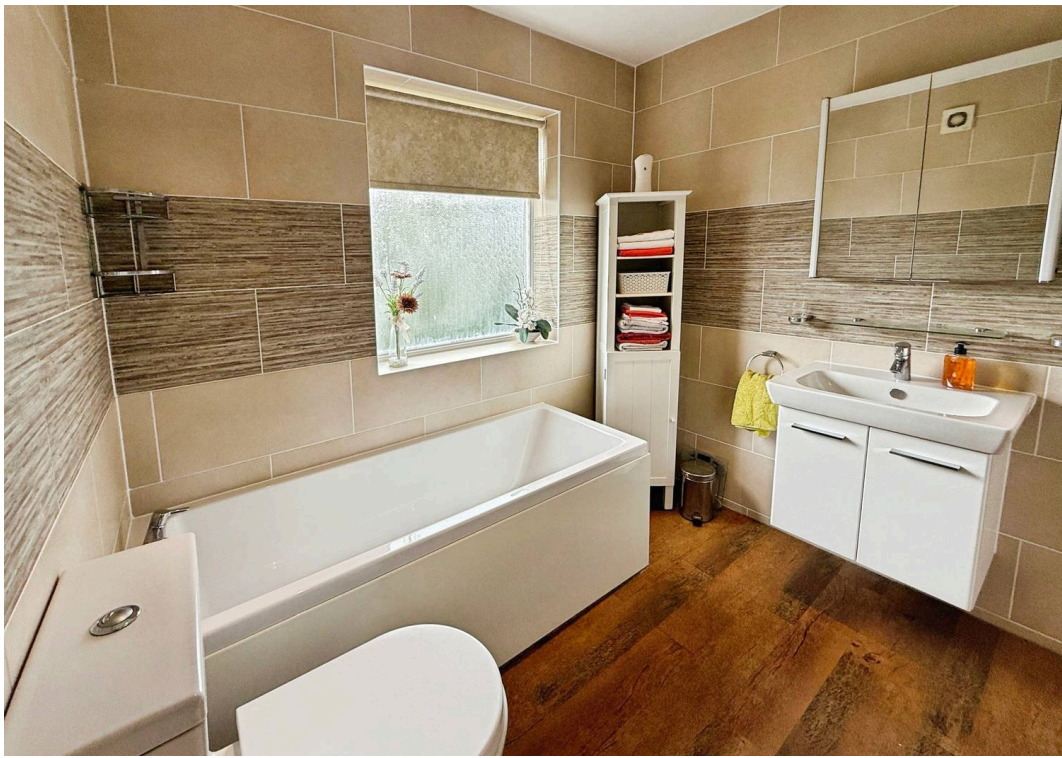


downstairs WC for additional convenience. Outdoor living is a true delight here, with a spacious, well-maintained west facing garden bordered by mature trees and shrubs, creating a tranquil and private retreat. Patio areas and inviting outdoor seating spaces provide the perfect backdrop for al fresco dining, relaxation, or entertaining guests. The property also benefits from a spacious driveway with ample off-road parking leading to a single garage, as well as a beautifully landscaped front garden that enhances kerb appeal. With features such as garden access from the kitchen and dining room, exposed beams, built-in storage solutions, and a harmonious balance of contemporary and traditional design, this home is ideally suited for modern family living, offering space, style, and comfort both inside and out. There is even further development potential (STPP) and this home could easily be improved to create a fourth bedroom with ensuite. The property is offered with no onward chain.










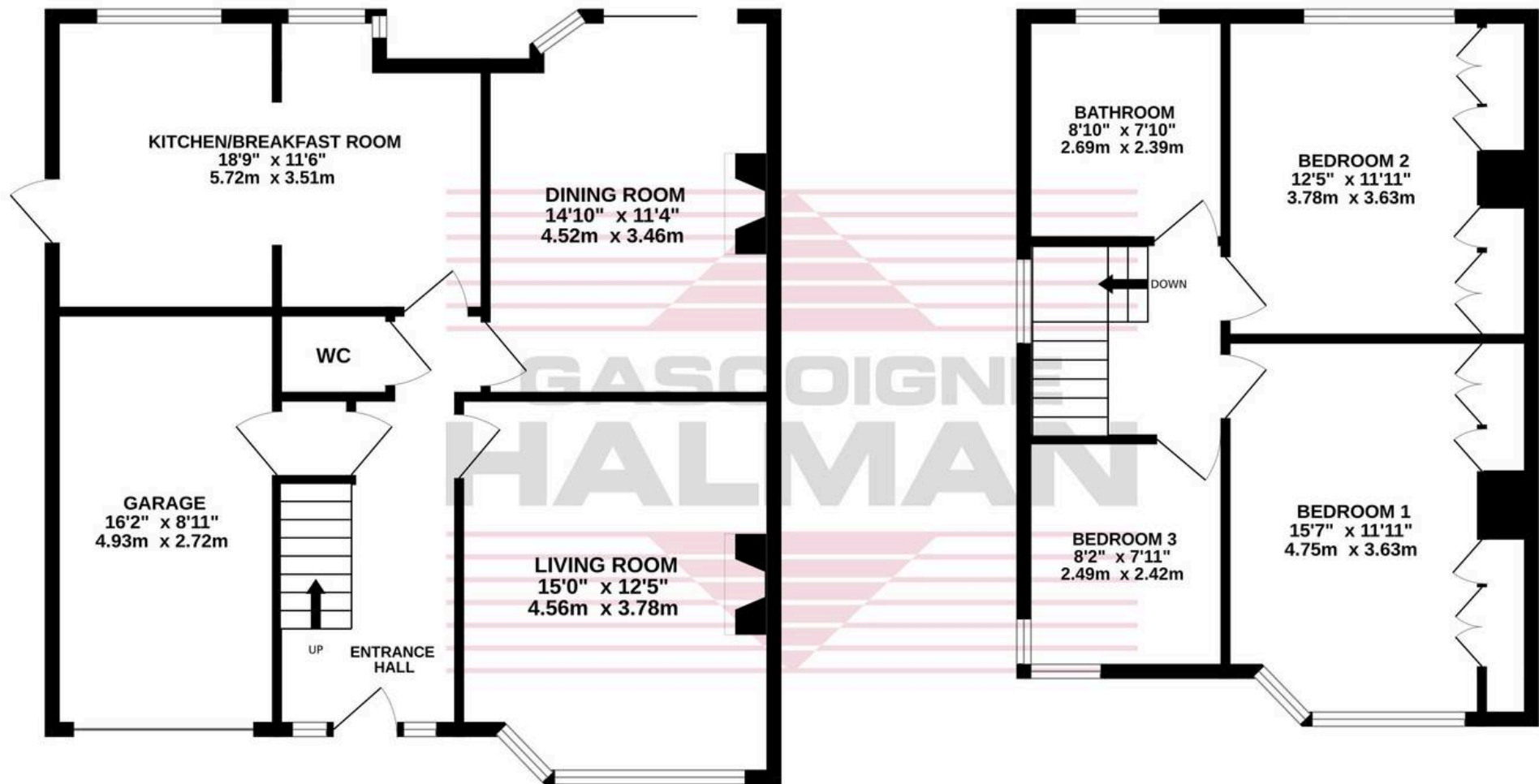


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	69	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 	

GROUND FLOOR
789 sq.ft. (73.3 sq.m.) approx.

1ST FLOOR
524 sq.ft. (48.7 sq.m.) approx.



TOTAL FLOOR AREA : 1313 sq.ft. (122.0 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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