



Padstow Drive, Bramhall, SK7 2HU

COIGNE HALMAN

£550,000

This Rare four double bedroom detached family home occupies a 0.25 acre south-facing plot or thereabouts with immaculate well maintained gardens. There is ample development potential (STPP), all of which is offered with no onward chain. This corner plot enjoys a highly desirable residential setting on a quiet side street close to amenities, transport links and Schools, making this home ideal for families.

Council Tax Band: E

Tenure: Freehold

EPC Rating: TBC

- Superb South facing Corner Plot Approaching 0.25 Acres
- Four Bedroom Detached Family Home In A Highly Desirable Residential Setting
- Ample Development Opportunity For Anyone Looking To Extend (STPP)
- Modern Stylish Kitchen & Contemporary Family Bathroom
- No Onward Chain Providing Excellent Peace Of Mind
- Driveway Leading To Carport & Single Detached Garage
- Walking Distance To Ladybrook Primary Schools & Pownall Green Primary School & Bramhall High School
- Walking Distance To Co-Op Food Convenience Store & Other Amenities
- Walking Distance To Bramhall Train Station Ideal For Anyone Looking To Travel & Commute



GASCOIGNE HALMAN

THE AREA'S LEADING ESTATE AGENCY





This impressive rare to the market four double bedroom detached family home is situated on a superb south facing corner plot approaching 0.25 acres, offering an exceptional opportunity in a highly desirable residential setting. The property presents ample development potential for those seeking to extend (subject to planning permission), making it a perfect choice for growing families or anyone looking to create their dream home. The garden really is a hidden gem with unrealised potential, a bespoke garden pod could even be built into the garden along with independent access, ideal for anyone working from home. The interior features a modern, stylish kitchen that is both functional and visually appealing, as well as a contemporary family bathroom designed with comfort and practicality in mind. For additional convenience there is also a downstairs WC which many buyers certainly have on their wish-list these days. The spacious accommodation is thoughtfully arranged, providing generous living areas ideal for both relaxation and entertaining. Each of the four double bedrooms offers comfortable proportions, ensuring plenty of space for family members or guests. The property is offered with no onward chain, providing excellent peace of mind and a straightforward purchasing process. Practical benefits include a driveway leading to a carport and a single detached garage, ensuring ample parking and storage solutions. The location is particularly attractive for families, being within walking distance of Ladybrook Primary School, Pownall Green Primary School and Bramhall High School, all of which have strong reputations in the local area. Every-day convenience is assured with the Co-Op Food convenience store and a range of



other amenities just a short stroll away, making daily errands simple and stress-free. For commuters and those who enjoy exploring further afield, Bramhall Train Station is within easy walking distance, offering excellent connections for travel and commuting. This is a rare opportunity to acquire a substantial detached home in a sought-after area, with superb potential for future enhancement and the added benefit of a chain-free sale. Early viewing is highly recommended to fully appreciate the space, style and potential this outstanding property has to offer.

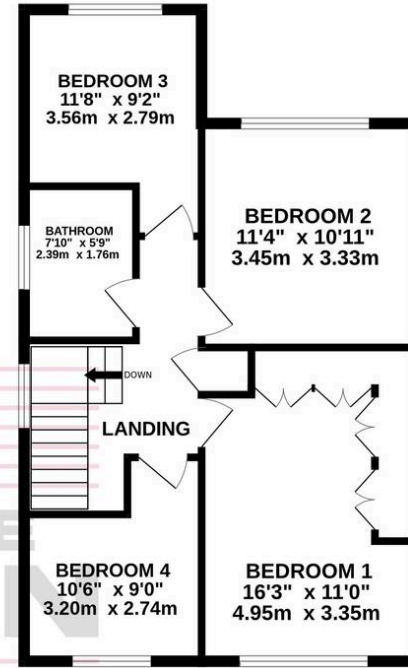
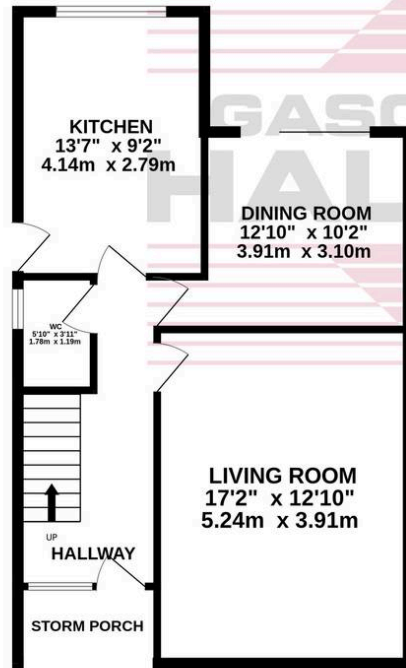
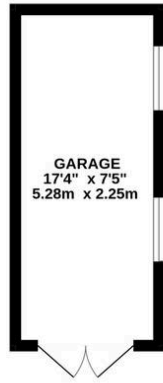






GROUND FLOOR
738 sq.ft. (68.6 sq.m.) approx.

1ST FLOOR
611 sq.ft. (56.8 sq.m.) approx.



TOTAL FLOOR AREA : 1349 sq.ft. (125.4 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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