



Bramhall Lane South, Bramhall, SK7 2EA

HALMAN
THE AREA'S LEADING ESTATE AGENCY

In Excess of £850,000

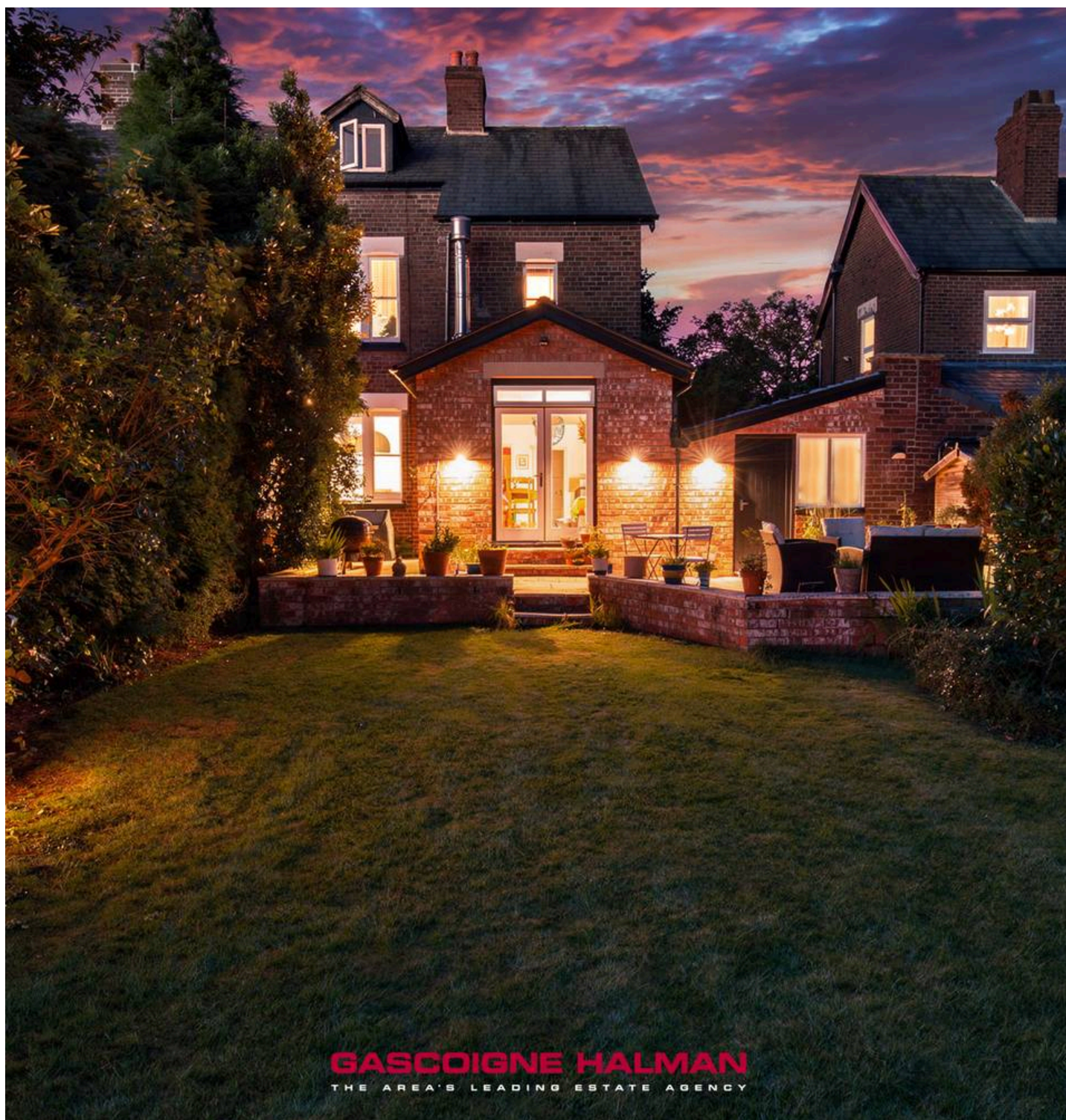
Impressive five-bed period semi detached family home in sought-after Bramhall. There are too many superlatives to sum up this unique residence but elegance, charming, spacious, characterful and simply impressive spring to mind. The property boasts multiple large reception rooms, large kitchen diner & two bathrooms, including a driveway, garage and private established rear garden. Close to excellent primary & secondary schools with easy access to village amenities and Bramhall train station.

Council Tax Band: F

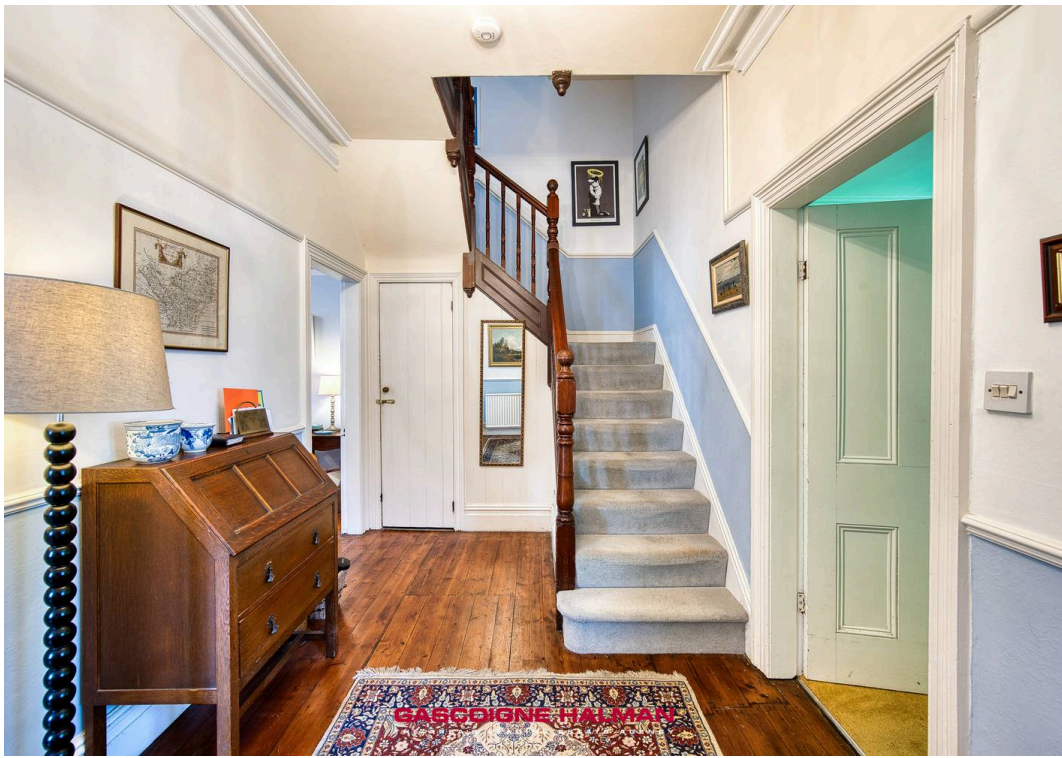
Tenure: Leasehold – 990 Years From 1920

EPC Rating: D

- Beautiful Bay Fronted Period Semi Detached Family Home With Two Principal Reception Rooms & Large Kitchen Diner
- On The Doorstep Of Bramhall Village & Within Minutes Walking Distance Of Bramhall Train Station
- Close To Pownall Green Primary School & Conveniently Positioned For Bramhall High School
- Five Bedrooms & Two Stylish Bathroom With Ample Noticeable Period Features
- Spacious Driveway Providing Ample Parking With Single Garage & Generous Established Private Rear Garden
- Accommodation Across Three Floors With In Excess Of 2200 Sq/Ft Of Superb Living Space



GASCOIGNE HALMAN
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This impressive five-bedroom semi-detached period property presents a rare opportunity to acquire a substantial family home in one of Bramhall's most sought-after locations. Beautifully bay-fronted and brimming with character, the house offers over 2,200 square feet of superbly appointed accommodation arranged across three floors. The welcoming entrance hall sets the tone with original features and leads to two principal reception rooms, both of which are not only generously proportioned and ideal for formal entertaining or relaxed family living but also reveal original feature fireplaces. The heart of the home is a large kitchen diner, thoughtfully designed to combine modern convenience with period charm, providing ample space for cooking, dining, and gathering. Within this 32 ft kitchen diner, there is ample room for preparing meals with a unique space for a range cooker set within the chimney breast, there is an area for a dining table and chairs as well as a cozy seating area centered around a feature log burner. Upstairs, the property boasts five well-proportioned bedrooms arranged across two separate levels, each offering comfortable and flexible living options for families of all sizes. Two stylish bathrooms serve the bedrooms, both finished to a high standard with contemporary fittings and elegant tiling. Throughout the property, you will find a wealth of period features, including decorative coving, original wooden flooring, and attractive fireplaces, ensuring a sense of timeless elegance while catering to the needs of modern family life. Additional benefits include a spacious driveway for multiple vehicles, a single garage for further storage or parking, and a generous established private rear



garden. The location is unrivalled, situated on the doorstep of Bramhall Village with its excellent range of shops, cafes, and amenities, and within minutes' walking distance of Bramhall train station, making commuting into Manchester and beyond both swift and convenient. Families will appreciate the close proximity to Pownall Green Primary School and the convenience of Bramhall High School nearby, both highly regarded in the local area. This outstanding property combines period grandeur with practical family living, offering versatile accommodation that can be tailored to suit a variety of lifestyles. Whether you are looking for space to grow, room to entertain, or simply a beautiful home in a prime location, this bay-fronted semi-detached house is sure to impress. Early viewing is highly recommended to fully appreciate the scale, quality, and superb setting of this exceptional family residence.



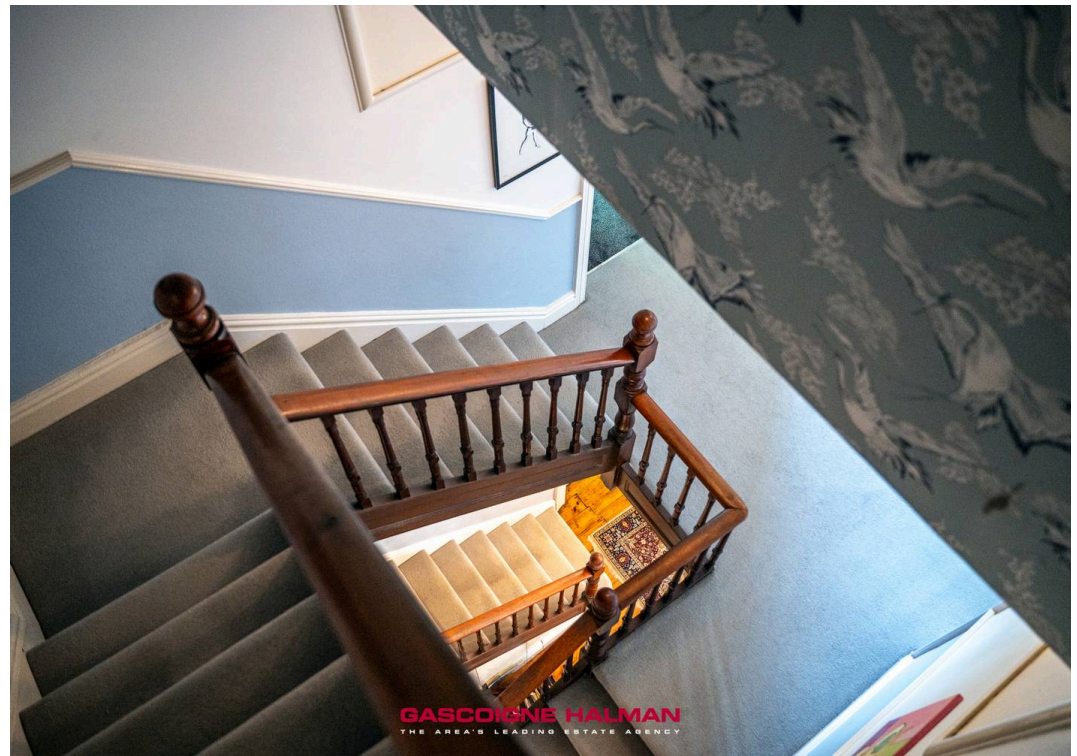
GASCOIGNE HALMAN

MANCHESTER'S LEADING ESTATE AGENCY





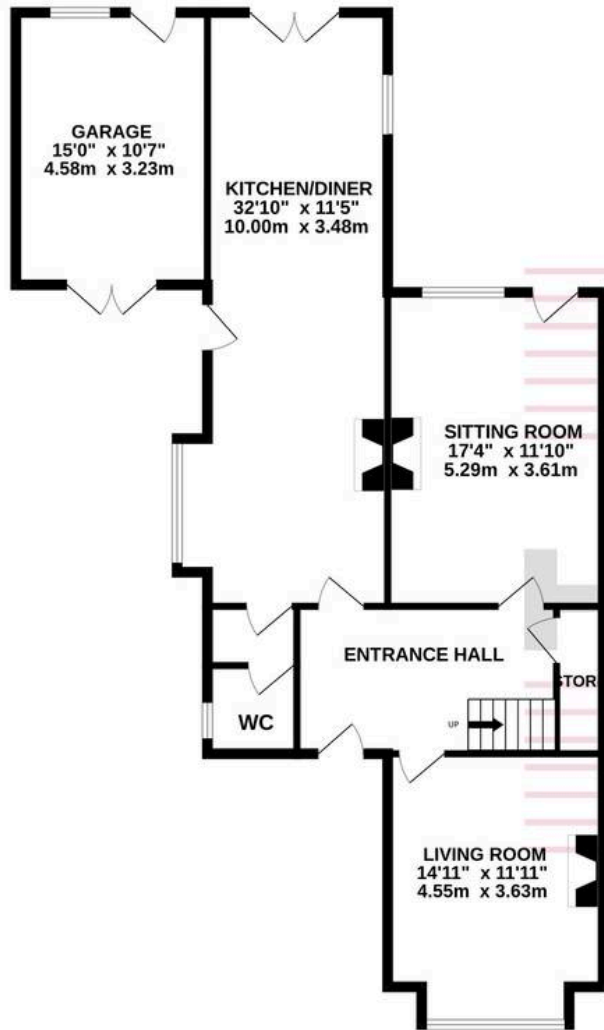




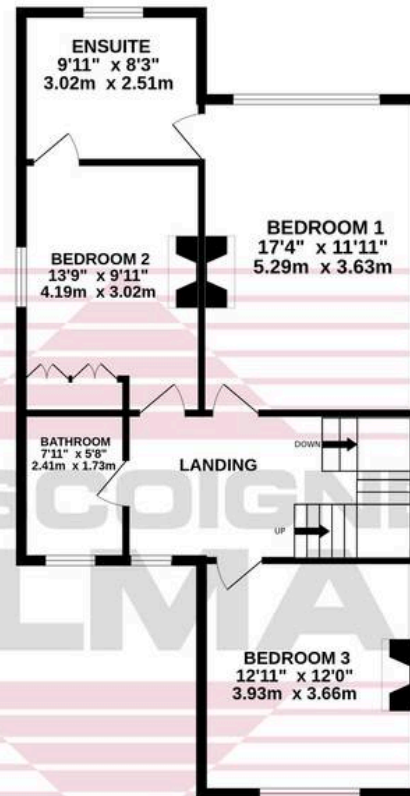




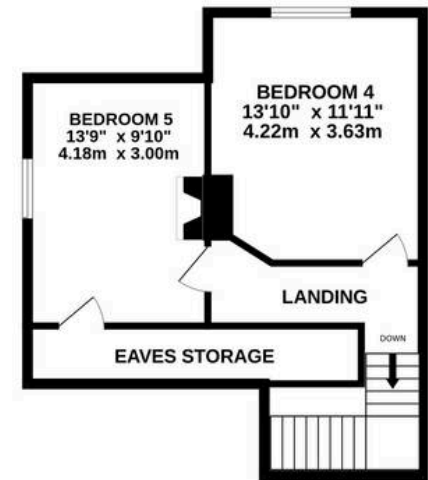
GROUND FLOOR
1034 sq.ft. (96.0 sq.m.) approx.



1ST FLOOR
739 sq.ft. (68.7 sq.m.) approx.



2ND FLOOR
448 sq.ft. (41.6 sq.m.) approx.



TOTAL FLOOR AREA : 2221 sq.ft. (206.3 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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