



Birkdale Close, Bramhall, SK7 2LN

£525,000

A meticulously extended five-bedroom end terrace family residence in quiet Bramhall cul-de-sac. The property includes a high spec finish, open plan living with multiple reception rooms, various stylish bathrooms across the first floor and second floor, a double driveway all of which is positioned close to schools, train station, village amenities, and local transport links.

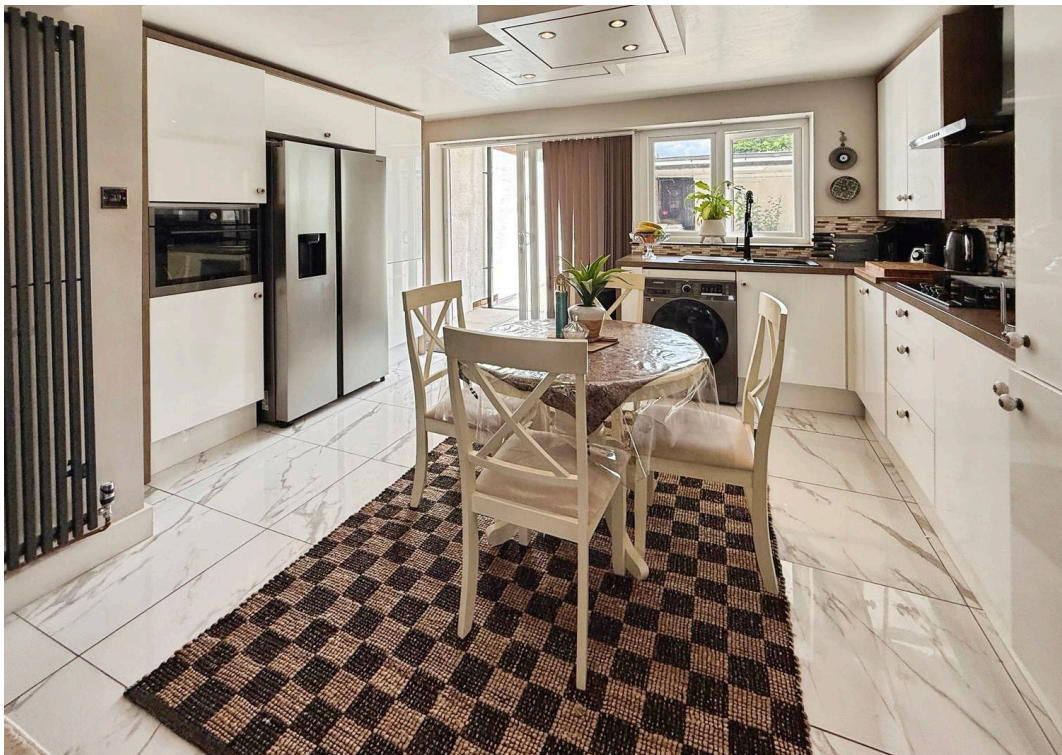
Council Tax Band: B

Tenure: Freehold

EPC Rating: D

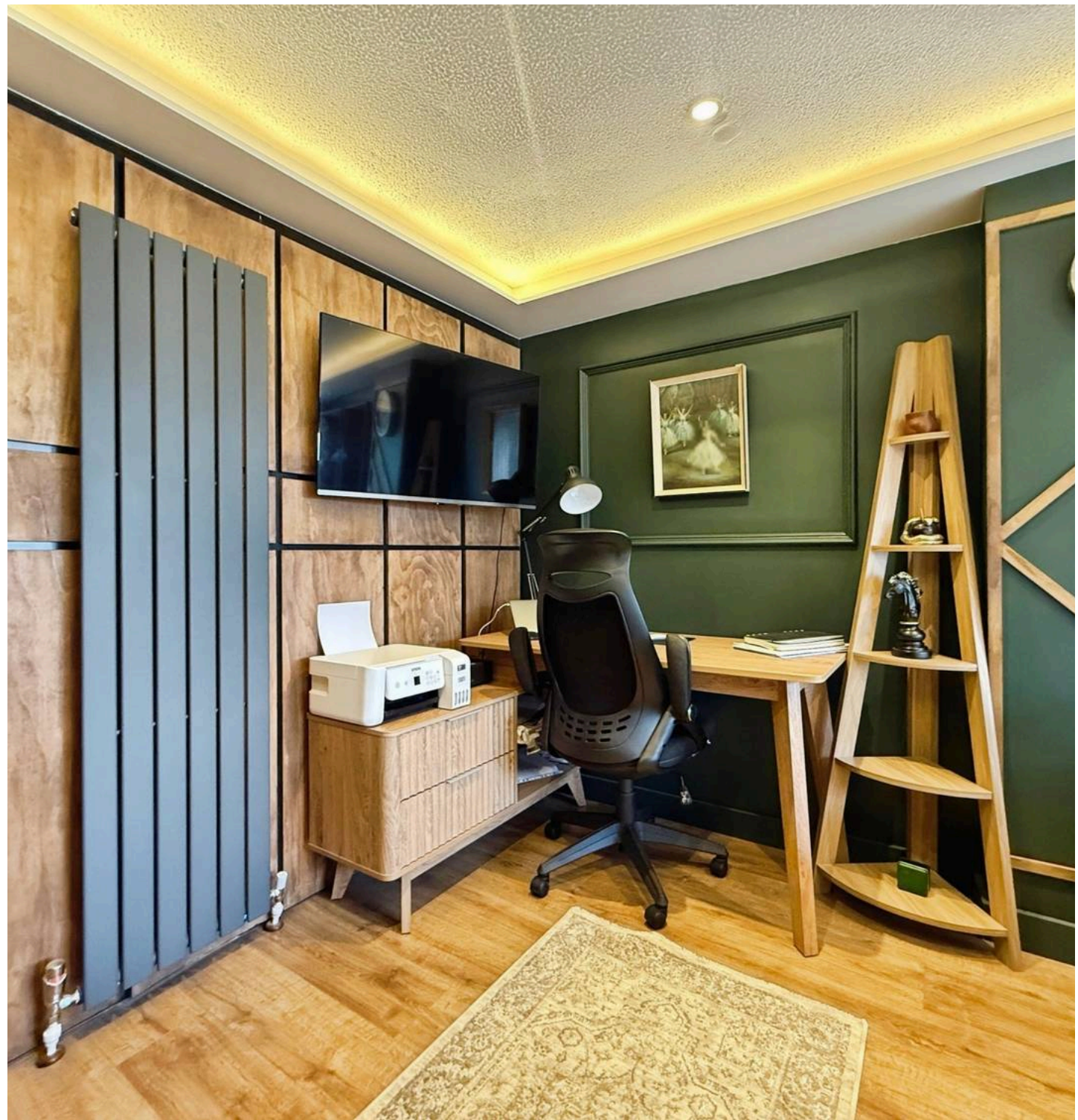
- Beautifully Extended Five Bedroom End Of Terrace Family Home Approaching 1300 Sq/Ft
- High Specification Finish Throughout
- Quiet & Convenient Cul-De-Sac Location With Double Driveway
- Within Walking Distance Of Ladybrook Primary School, Pownall Green Primary School & Bramhall High School
- Close to Bramhall Train Station & Bramhall Village
- Loft Room Creating Occasional Home Office
- Open Plan Kitchen Diner With Sitting Room & Large Separate family Room With Independent Access
- Private Landscaped Rear Garden With Covered Seating, Ideal For Entertaining

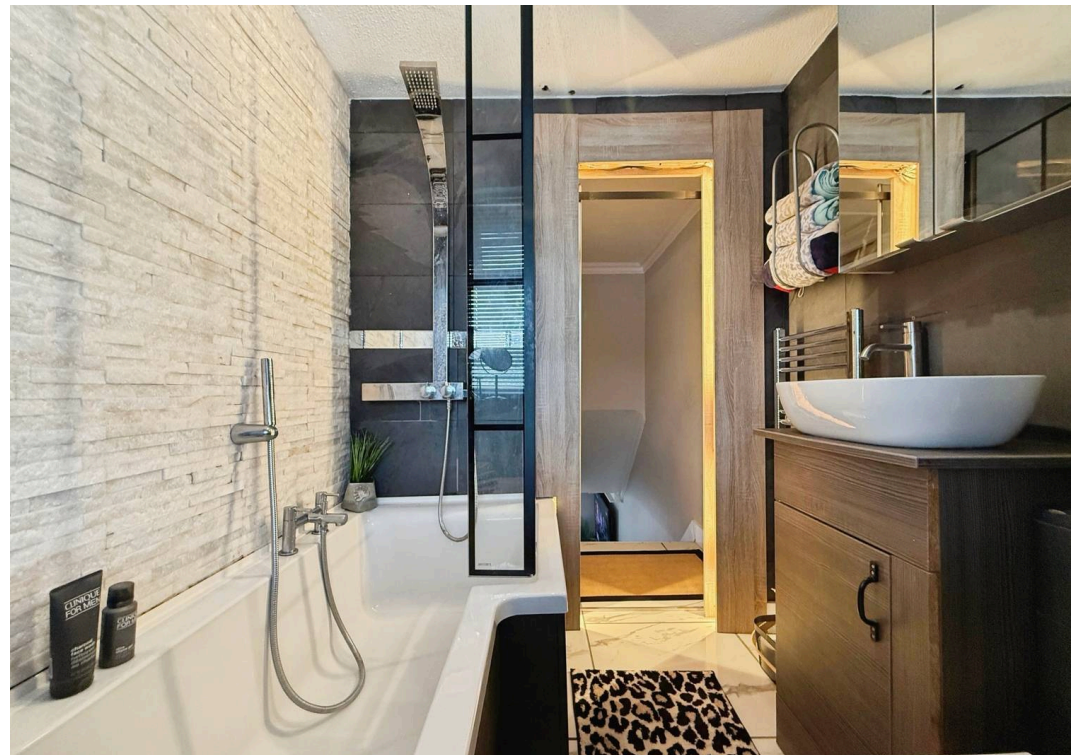
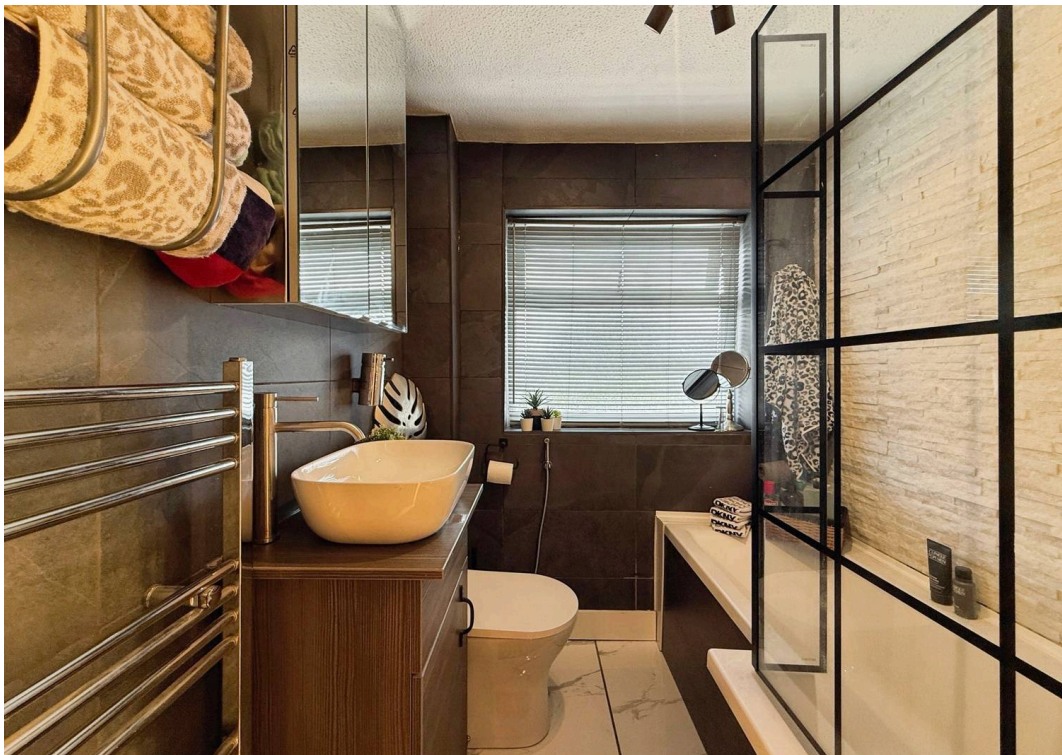


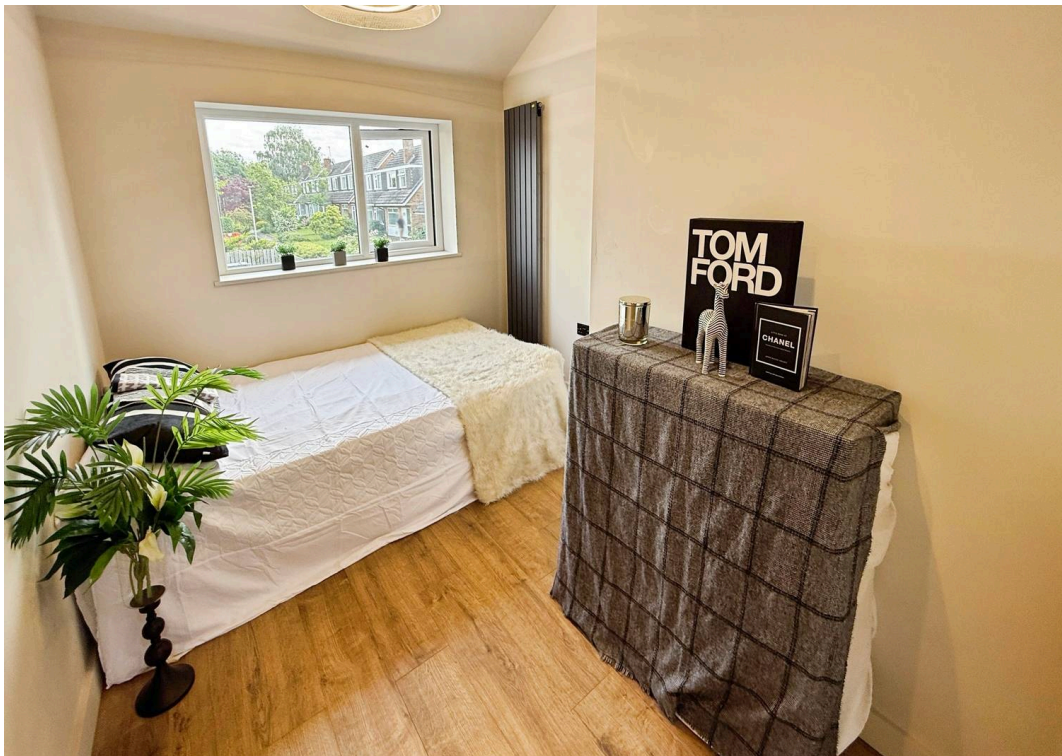


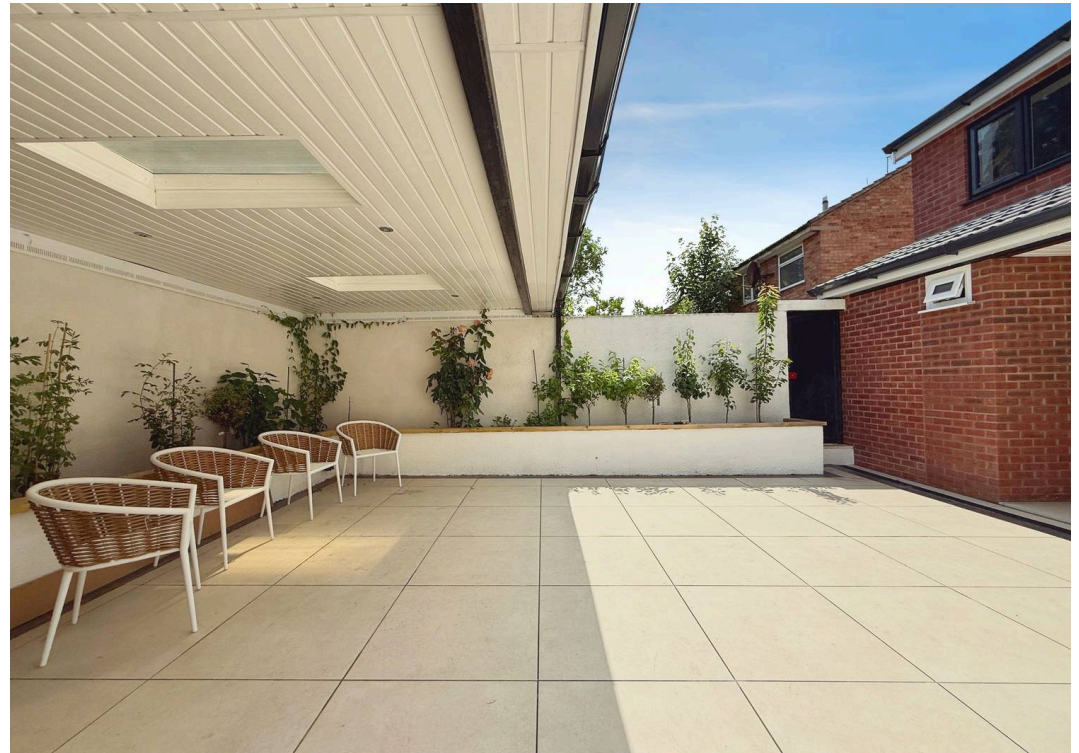
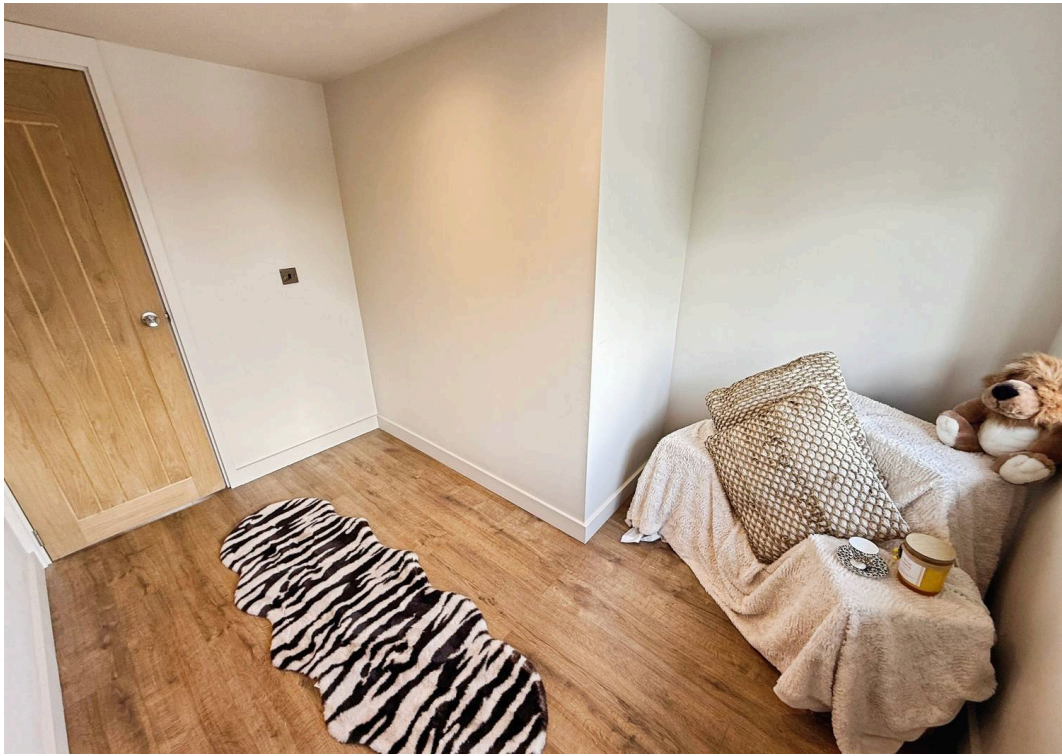


This beautifully extended five-bedroom end of terrace family home, approaching 1,300 square feet, offers an impressive high specification finish throughout and is situated in a quiet and convenient cul-de-sac location with a double driveway for multiple vehicles. The property is ideally positioned within walking distance of Ladybrook Primary School, Pownall Green Primary School and Bramhall High School, making it perfect for families seeking excellent educational options. Bramhall train station and the vibrant amenities of Bramhall Village are also close by, providing easy access to transport links and local shops, cafes and restaurants. The accommodation is thoughtfully arranged across multiple levels. With a welcoming entrance porch leading to an open plan kitchen diner that flows seamlessly into a bright sitting room, providing a sociable space for family life and entertaining. There is also a large separate family room with independent access, offering flexibility for a playroom, media room or guest suite. Upstairs, five generously proportioned bedrooms are complemented by a stylishly appointed bathroom, while a superb loft room creates an occasional home office or additional storage space (ideal for those working from home or seeking a quiet retreat). Throughout the property, the high quality of finish is evident in the contemporary kitchen with integrated appliances, modern bathrooms and attractive flooring and décor. Double glazing and gas central heating ensure year-round comfort and efficiency. The ground floor also includes a contemporary shower room which is ideal for family life. Externally the property offers a low maintenance private space ideal for use all year round. A storage area is positioned to the rear of the garden with dual garden access from the rear and side. This is a rare opportunity to acquire a substantial, turn-key family home in a sought-after Bramhall location (perfectly balancing peaceful surroundings with every-day convenience). Early viewing is highly recommended to appreciate the space, quality and versatility this outstanding property has to offer.





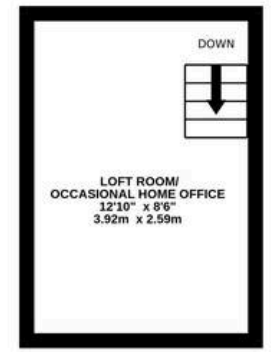
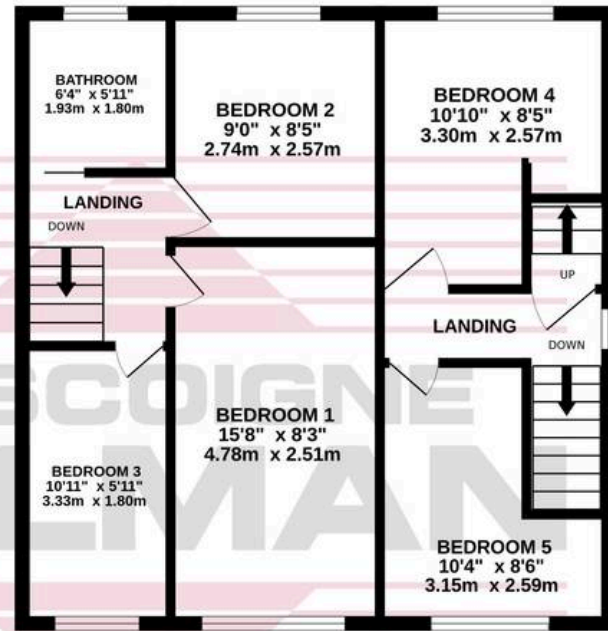
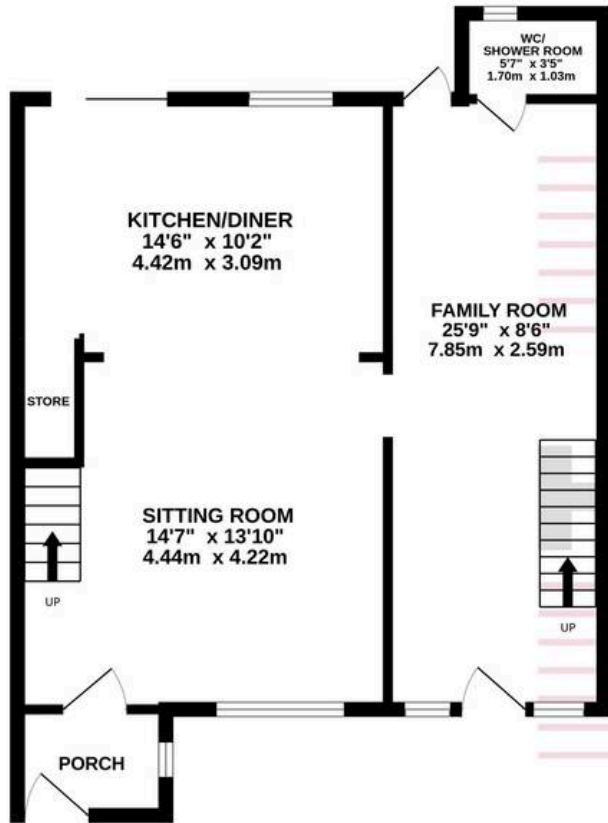




GROUND FLOOR  
596 sq.ft. (55.4 sq.m.) approx.

1ST FLOOR  
553 sq.ft. (51.4 sq.m.) approx.

2ND FLOOR  
116 sq.ft. (10.8 sq.m.) approx.



GASCOIGNE  
HALLMAN

TOTAL FLOOR AREA : 1265 sq.ft. (117.5 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only  
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## Gascoigne Halman

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