



Fords Lane, Bramhall, SK7 1DQ

In Excess of £475,000

**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY

No Onward Chain. Fords Lane has a deep history within Bramhall which saw growth in the 19th and early 20th centuries as Bramhall shifted from agricultural to a residential area for workers in Manchester and Stockport. This immaculate three bedroom period semi-detached family residence is positioned within easy walking distance of Bramhall village which offers a superb mix of urban and village atmosphere. The location not only offers significance due to being part of the historic heart of the village but also convenience for anyone who desires to have great access to amenities, bars and restaurants, educational facilities and transport links.

Council Tax Band: D

Tenure: Freehold

EPC Rating: D

- No Onward Chain
- Within Walking Distance Of Bramhall Village & Excellent Schools
- Delightful Established Easy To Maintain West Facing Rear Garden With Side Access
- Period Residence In A Highly Desirable Residential Location
- Wonderful Rare Extended Three Bedroom Period Semi-Detached Home
- Driveway Providing Off Road Parking







NO CHAIN. This extended Victorian semi detached family home occupies a highly desirable setting which is in close proximity to Moss Hey Primary School as well as being on the doorstep of Bramhall village. This attractive home reveals a wonderful interior with two large principal reception rooms in the form of a dual aspect living room and a delightful dining room. Beyond the dining room is the extended kitchen breakfast room which provides an abundance of space for entertaining friends and family. A useful utility area is neatly tucked out of the way to the extended part of the home. An understairs stairs cupboard offers excellent storage and completes excellent ground floor accommodation. To the first floor are three bedrooms, the two larger double bedrooms providing ample fitted wardrobes whilst a third bedroom could easily form a single bedroom or a perfect home office. The main family bathroom includes a contemporary four piece suite with separate shower and bath. Externally the property displays superb curb appeal with its delicate landscaping and wrought iron gates leading to the driveway as well as the pathway to the entrance door. The rear garden equally offers an impressive design with careful selective landscaping and a large patio area ideal for all those summer bbq's. A brick built outhouse creates space for excellent storage too. This home is a rare treat to the market and will provide an ideal home for young professionals, young families or even anyone looking to downsize.

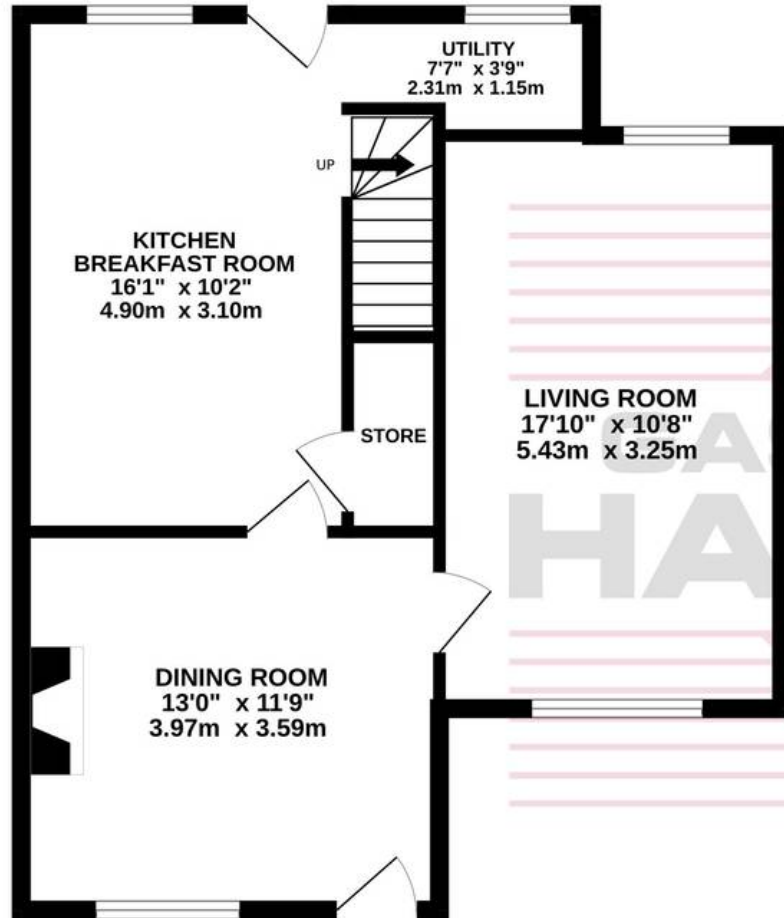




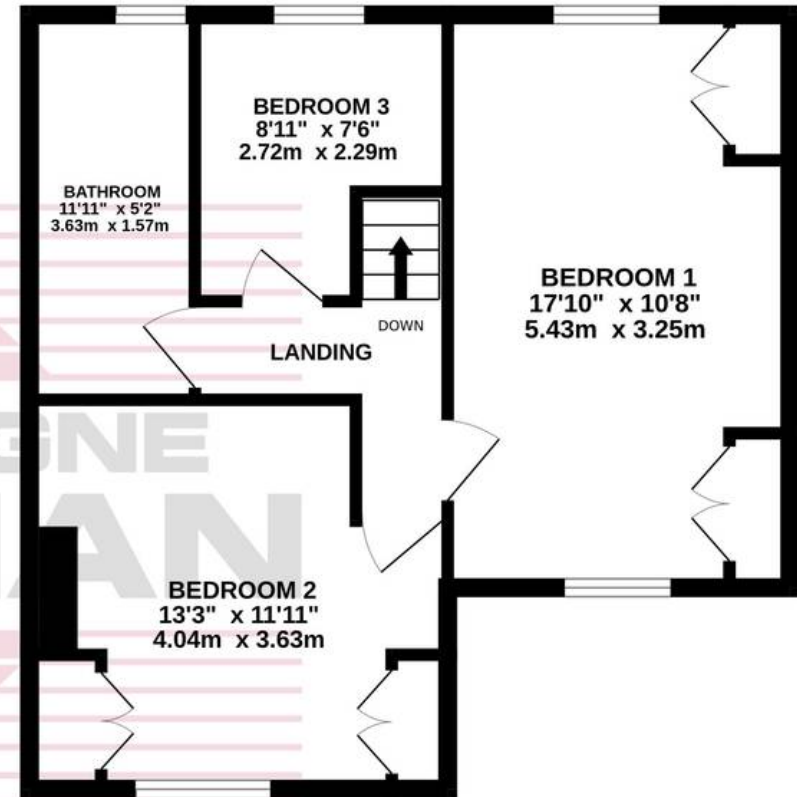




GROUND FLOOR
564 sq.ft. (52.4 sq.m.) approx.



1ST FLOOR
499 sq.ft. (46.3 sq.m.) approx.



TOTAL FLOOR AREA : 1063 sq.ft. (98.7 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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