



Victoria Way, Bramhall, SK7 1DE

Offers Over £450,000

**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY

Premium three bedroom semi-detached bungalow with 2 bathrooms, 2 reception rooms, modern kitchen diner, tandem driveway and attractive private south facing gardens. Ideal for families or anyone looking to downsize. Bramhall village is within minutes walk as are all the amenities, transport links and excellent Schools

Council Tax Band: E

Tenure: Freehold

EPC Rating: D

- Spacious Kitchen Diner Ideal For Entertaining
- Well-Maintained Private South Facing Rear Garden With Patio Area & Patio Awning
- Sliding Doors From Large Living Room To Rear Garden Creating Excellent Indoor-Outdoor Living
- Driveway Providing Ample Off Road Parking For Several Cars
- Two Bathrooms, A Modern Shower Room To The Ground Floor & A Bathroom To The First Floor
- Ample Storage To The Eaves
- No Onward Chain
- Separate Snug/Home Office Or Even a Fourth Bedroom
- Within Easy Walking Distance Of Bramhall Village
- Close to Hursthead Infant & Junior School Which Will Suit A Variety Of Buyers







Nestled behind a beautifully maintained front garden, this premium semi-detached bungalow offers an exceptional blend of thoughtful design, modern comfort, and inviting spaces, perfectly suited for family living or those seeking single-level convenience. Boasting three well-appointed bedrooms, two contemporary bathrooms, and two spacious reception rooms, the property greets you with an attractive brick exterior and a lush green lawn that sets a welcoming tone. A generous driveway provides ample off-road parking for multiple vehicles too. Upon entering, you are welcomed by an elegant entryway with classic luxury laminate wooden flooring and an arched doorway, exuding charm and character. The reception rooms, particularly the spacious living room, is designed to maximise natural light, with large windows and sliding doors that seamlessly connect the indoor living to the tranquil rear garden. The living room features a cosy fireplace, creating a warm and inviting environment for relaxing evenings or entertaining guests. The additional reception room comes in the form of an inviting snug, however, this reception area could be utilised as a home office or additional bedroom to suit any buyers needs. At the heart of the home, the expansive kitchen diner is a true focal point, designed for both every-day family life and social gatherings. Abundant wooden cabinetry provides ample storage, while ample space for day to day appliances - including a dishwasher, large fridge & freezer, cooker, - enhance convenience and functionality. The generous countertop space and stylish tile backsplash make meal preparation a pleasure, while a dedicated dining area adjacent to the large window offers delightful garden views. The breakfast table provides a cosy spot for casual meals, and the open layout ensures the kitchen is both a practical workspace



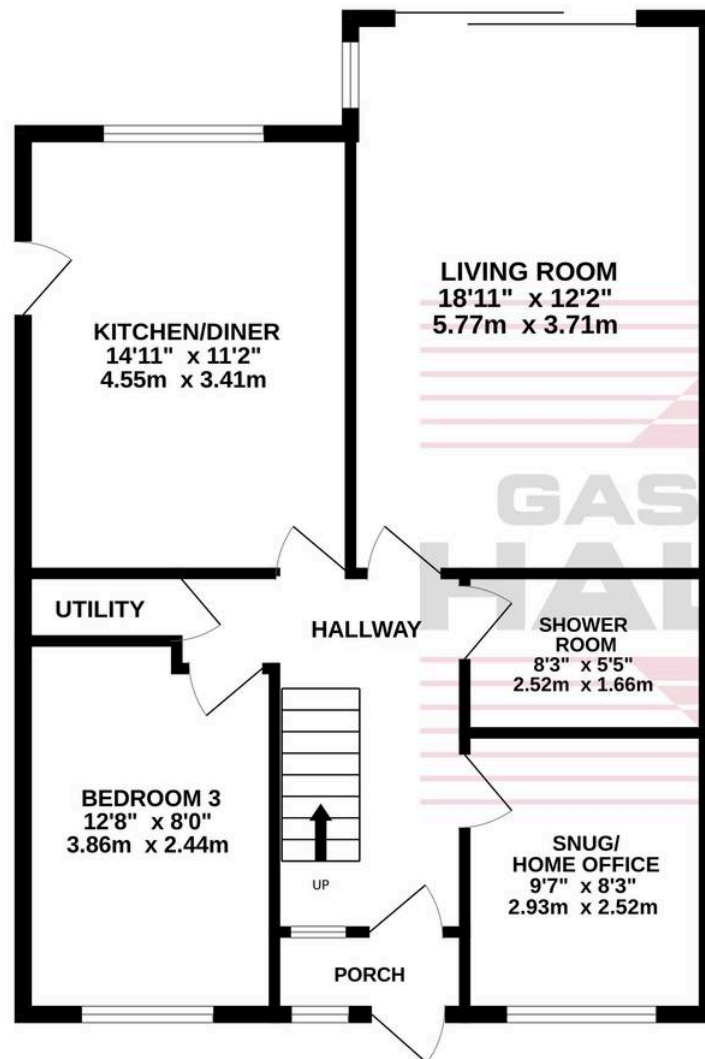
and a welcoming hub for family and friends. A useful utility area allows for the washing machine and dryer to be neatly stacked away but yet is easily accessible for everyday use. Each of the three bedrooms is thoughtfully designed for comfort and functionality. A double bedroom is located to the ground floor whilst the principal bedrooms feature large windows that flood the spaces with natural light, built-in wardrobes with mirrored doors for ample storage, and soft carpeted flooring that adds warmth. A charming second bedroom with a dormer window creates a bright and airy retreat. Off the landing area are two large eaves storage cupboards that maximises efficiency. The principal bathroom located to the ground floor showcases a modern shower enclosure with sleek, curved glass, white glossy tiles, and integrated shelving for practical storage. A second spacious bathroom is positioned off the landing and offers a full-size bath-tub allowing any buyer to unwind after a hard days work. The south-facing rear garden is a true highlight, offering a private and well-maintained outdoor space for relaxation and entertaining. A spacious patio area, complete with a retractable awning, provides the perfect spot for al fresco dining or enjoying the sunshine throughout the day. The garden is thoughtfully landscaped with mature borders and a well-kept lawn, creating a peaceful and attractive environment. There is plenty of space for children to play or for keen gardeners to indulge their passion. The garden's orientation ensures it benefits from sunshine for most of the day, making it an inviting retreat. To the front, the driveway is bordered by neat planting and provides off-road parking for multiple vehicles, making it ideal for families with several cars or visitors. This property offers an excellent balance of indoor and outdoor living in a sought-after location.



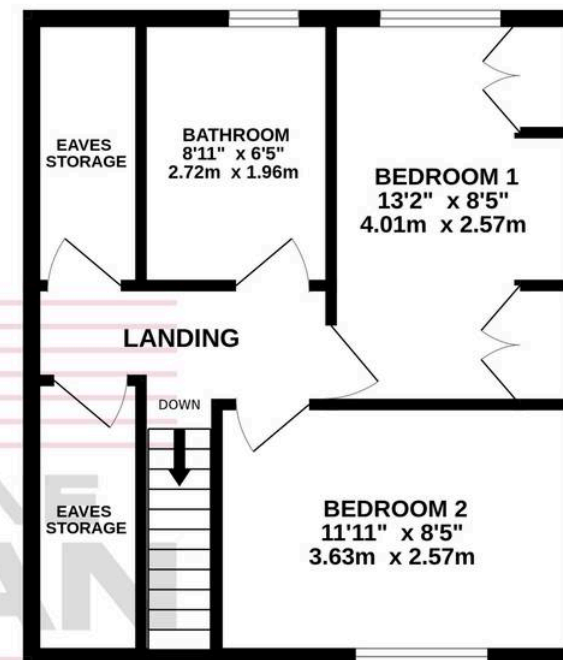




GROUND FLOOR
750 sq.ft. (69.7 sq.m.) approx.



1ST FLOOR
403 sq.ft. (37.4 sq.m.) approx.



TOTAL FLOOR AREA : 1153 sq.ft. (107.1 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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