



Patch Lane, Bramhall, SK7 1HR

In Excess of £525,000

**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY

A spacious four double bedroom and two bathroom semi detached family home on a corner plot with tandem drive, garage, impressive large open plan living room and dining room, a separate comfortable lounge, all of which sits on the doorstep of Bramhall Village. Excellent Schools are within walking distance such as Moss Hey Primary School, as is Bramhall train station. This wonderful home exceeding 1800 sq/ft is positioned in a peaceful conservation area with a central location to the village and all its amenities.

Council Tax Band: E

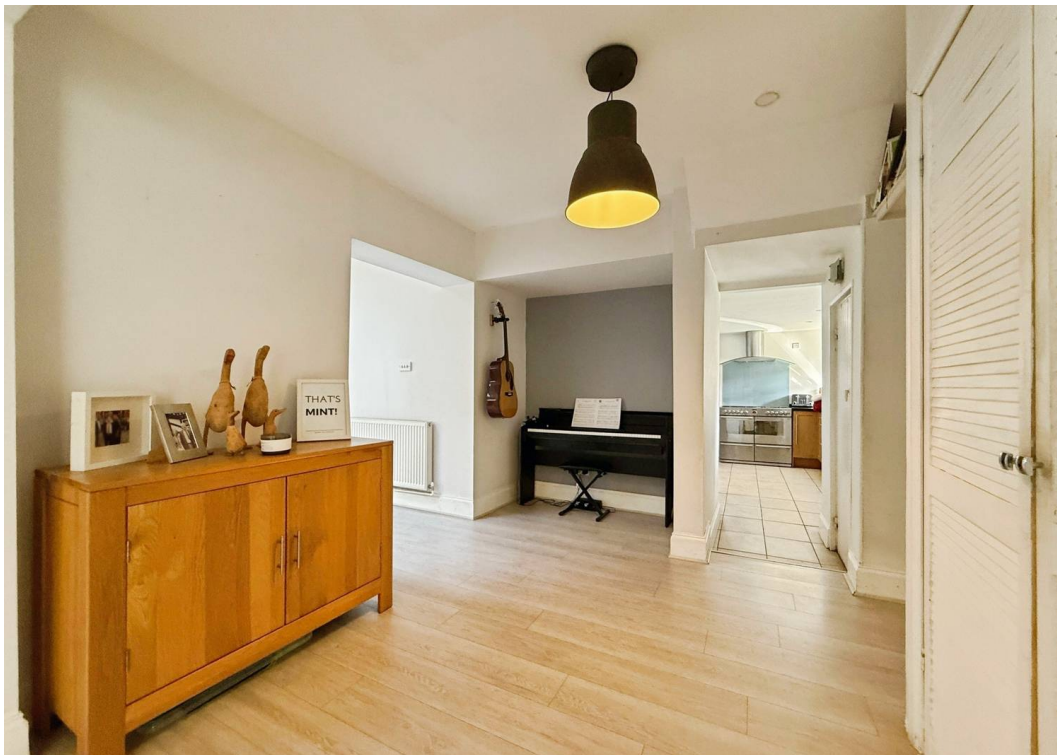
Tenure: Freehold

EPC Rating: C

- Corner Plot With Large Frontage & Tandem Driveway Leading To Integral Garage
- Large Open Plan Family Living Room & Dining Room Ideal For Entertaining
- Private Low Maintenance Fully Enclosed Rear Garden
- Four Well Proportioned Double Bedrooms, Family Bathroom & Separate WC
- Additional Downstairs Shower Room Providing Superb Convenience
- Within Walking Distance of Bramhall Village & Bramhall Train Station
- Wonderful Location Within A Delightful Conservation Area With Easy Access To Moss Hey Primary School
- Impressive Family Living Accommodation Exceeding 1800 sq/ft







This impressive four bedroom semi detached house is situated on a generous corner plot with a substantial frontage and a tandem driveway that leads to an integral garage, offering ample parking and storage options. The property boasts over 1800 square feet of superbly presented family living accommodation, thoughtfully designed to meet the needs of modern family life. Upon entering, you are welcomed by a spacious hallway that leads to a large open plan family living room and dining area, providing the perfect setting for entertaining guests or relaxing with loved ones. This versatile living space is flooded with natural light, creating a bright and inviting atmosphere throughout with double doors leading to the garden as well as skylight windows pouring in further natural daylight. The kitchen is well appointed and conveniently positioned for easy access to the dining area, making family mealtimes and gatherings effortless. A separate bay fronted lounge provides a comfortable retreat for anyone to unwind. With some careful planning, the kitchen could be incorporated into the large open plan living room and dining room while the current kitchen could form a separate reception, home office or play room. Upstairs, there are four well proportioned double bedrooms, each offering comfortable accommodation and plenty of room for storage. The family bathroom is complemented by a separate WC, ensuring practicality for busy mornings, while an additional downstairs shower room provides further convenience for guests or multi-generational living. The property is ideally located within walking distance of Bramhall Village and Bramhall Train Station, allowing for easy access to local amenities,

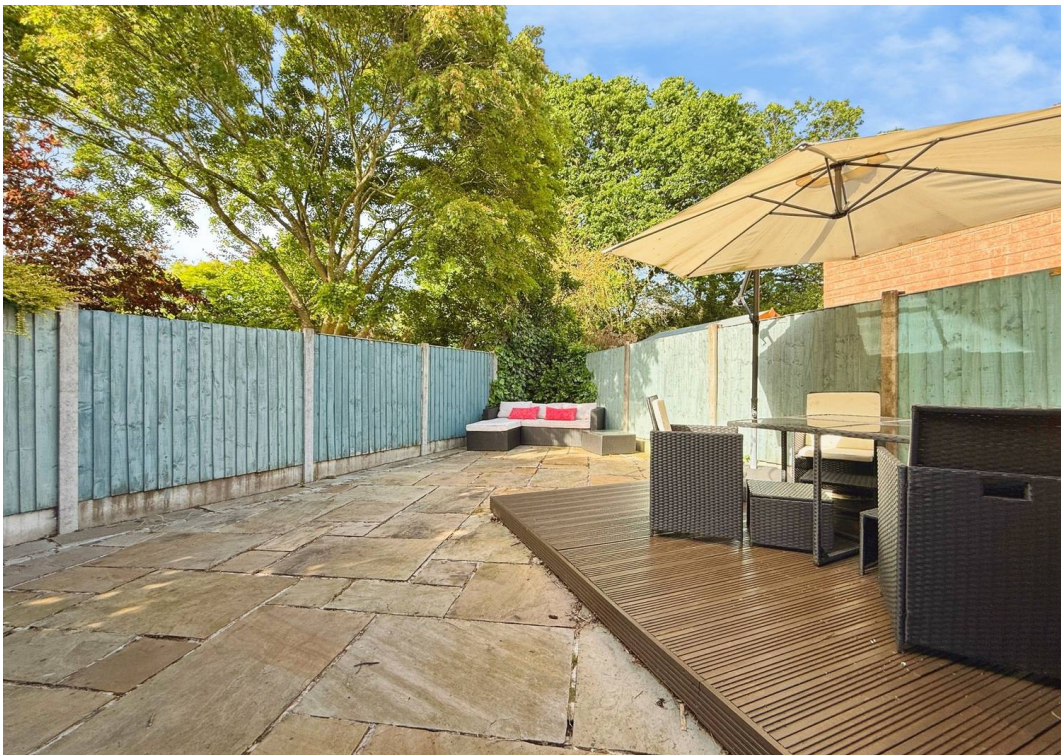


boutique shops, popular restaurants, and excellent transport links to Manchester and beyond. Moss Hey Primary School is also within easy reach, making this an ideal home for families with young children. Nestled within a delightful conservation area, the property enjoys a peaceful and picturesque setting, while still being close to everything Bramhall has to offer. With its well planned layout, generous proportions, and sought after location, this home presents a rare opportunity to acquire a substantial family residence in one of Bramhall's most desirable neighbourhoods. Viewing is highly recommended to fully appreciate the quality and flexibility of accommodation on offer.

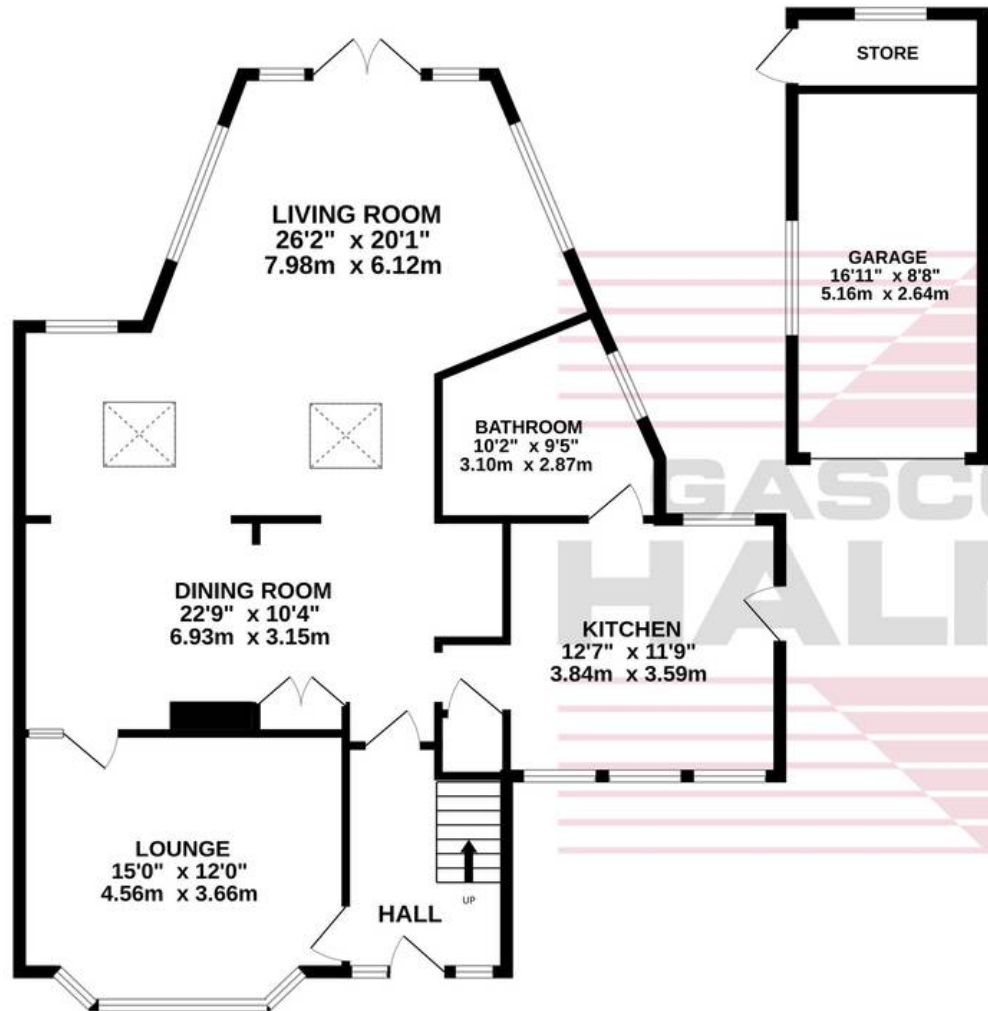




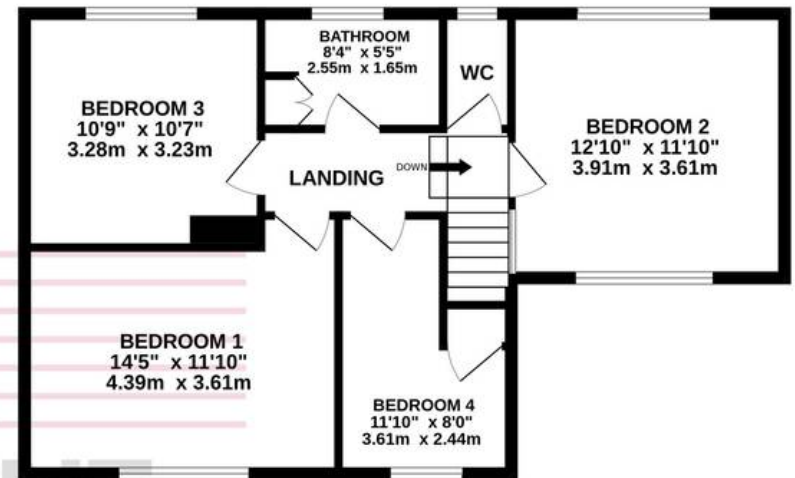




GROUND FLOOR
1239 sq.ft. (115.1 sq.m.) approx.



1ST FLOOR
620 sq.ft. (57.6 sq.m.) approx.



TOTAL FLOOR AREA : 1858 sq.ft. (172.7 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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