

ANY  
PART EXCHANGE  
WELCOME



Bridge Lane  
Bramhall, SK7 3AW

SHRIGLEY ROSE & CO  
Bespoke Estate Agents



## Bridge Lane, Bramhall, SK7 3AW

Nestled in the heart of Bramhall, this enchanting 1930's detached family home seamlessly melds the timeless charm of yesteryears with the conveniences of modern living. This family home boasts four spacious double bedrooms, while the fifth bedroom has been ingeniously repurposed as a versatile study, perfectly suited for remote work or peaceful study sessions.

As you approach this remarkable residence, you are welcomed by a timber-framed storm porch, setting the tone for the unique character of this home. The solid oak wooden front door opens to reveal a charming period-style hallway, evoking a sense of timeless elegance. However, the true showstopper of this entrance is the stunning period staircase that graces the hallway. This exquisite feature is not just a staircase; it's a piece of architectural art that will leave a lasting impression on anyone who enters this remarkable home.

The heart of this home lies in its magnificent kitchen diner, where stylish fully tiled flooring meets Corian worktops and a central island. Top-tier Neff appliances, including a double oven, microwave, warming drawer, and an induction hob, beckon culinary enthusiasts to explore their culinary creativity. The adjacent spacious sun room effortlessly extends to the meticulously landscaped garden through bifolding doors, fostering a harmonious blend of indoor and outdoor living. A separate living room, resplendent with a real flame gas fire, original fireplace and parquet flooring, exudes warmth and character. A utility room, connected to the garage, and a convenient downstairs WC enhance the home's functionality. This home stands as a testament to timeless sophistication and modern comfort, offering a truly exceptional living experience in a coveted location.

Heading up the stairs, you'll find four spacious double bedrooms, each thoughtfully designed to maximize natural light and space. Generously illuminated by dual aspect windows, these bedrooms offer a tranquil retreat, where sunlight filters in from multiple angles, creating a bright and inviting atmosphere. The main bedroom features a private ensuite shower room and boasts a walk-in shower, sleek tiled flooring not only adds a touch of modern elegance but also ensures easy maintenance. The spacious and bright family bathroom is where you'll find a generous bathtub, ideal for relaxing soaks, and a convenient walk-in shower with beautiful views through the window onto the garden.

Moreover, the home is surrounded by natural beauty and recreational opportunities. Its large, south-facing rear garden, adorned with a lush, manicured lawn and composite decking, is the perfect sanctuary for outdoor enjoyment. The garden extends the living space, creating an idyllic setting for gatherings and relaxation. In addition, the garden boasts multiple patio areas and composite decking, ensuring there's a perfect spot for every occasion.





## Bridge Lane, Bramhall, SK7 3AW

Moreover, the home is surrounded by natural beauty and recreational opportunities. Its large, south-facing rear garden, adorned with a lush, manicured lawn and composite decking, is the perfect sanctuary for outdoor enjoyment. The garden extends the living space, creating an idyllic setting for gatherings and relaxation. In addition, the garden boasts multiple patio areas and composite decking, ensuring there's a perfect spot for every occasion. This family home's unique feature lies in its serene backdrop, overlooking a Stockport Rugby Union Football Club field, offering picturesque views and a sense of open space. What's more, a private gate provides direct access to the tranquillity of Happy Valley, where you can explore the wonders of nature right at your doorstep. This residence truly combines the best of both indoor and outdoor living, making it a rare gem in a coveted location. Situated just one mile from both Bramhall and Woodsmoor Train stations, commuting is a breeze, providing easy access to the wider region.

### The Current Owners Love:

- Stunning South facing aspect with mature trees, easy to maintain garden, private & quiet.
- The contemporary kitchen has modern sharp lines with triple bifold doors which creates beautiful light, open plan interior, ideal for family living
- The character and charm of the large living room, with real flame fire and parquet flooring

### We Have Noticed:

- The perfect combination of traditional meets modern through out this family home
- A great location for access to Bramhall Park and Happy Valley, great places for a family and furry companions
- The Spacious landing, with natural light flowing through the bedrooms from dual aspect windows





### Key Features:

- A charming 1930's detached family home in the heart of Bramhall.
- Four spacious double bedrooms, plus a versatile study or home office.
- The property boasts a spacious, bright, and a South facing rear garden with composite decking, ideal for outdoor gatherings.
- A solid Oak wooden front door opens to a period-style hallway with a stunning staircase.
- Enjoy serene views overlooking a rugby club field and direct access to the natural beauty of Happy Valley through a private gate.
- Located just one mile from Bramhall and Woodsmoor Train stations for easy commuting.
- Catchment area for Nevill Road Infant & Junior School and Bramhall High School

**Tenure:** Freehold

**Council Tax Band:** G

**Possession:** Vacant possession upon completion

**Total Floor Area:** 2869

**Viewing:** Strictly by appointment only through Shrigley Rose & Co

# Property Summary:

## Ground Floor

### Entrance Hall

**Living Room** 21'10" x 17'0" (6.65m x 5.18m)

**Sun Room** 16'0" x 13'5" (4.88m x 4.09m)

**Kitchen Diner** 27'0" x 15'9" (8.23m x 4.8m)

**Sitting Room** 14'10" x 13'5" (4.52m x 4.09m)

**Utility Room** 12'5" x 8'10" (3.78m x 2.69m)

**Garage** 20'5" x 8'10" (6.22m x 2.69m)

**WC** 6'6" x 3'0" (1.98m x 0.91m)

## First Floor

### Landing

**Bedroom One** 18'10" x 13'5" (5.74m x 4.09m)

**Ensuite** 5'10" x 5'5" (1.78m x 1.65m)

**Bedroom Two** 14'10" x 13'5" (4.52m x 4.09m)

**Bedroom Three** 14'10" x 13'5" (4.52m x 4.09m)

**Bedroom Four** 13'5" x 10'10" (4.09m x 3.3m)

**Bedroom Five / Study** 13'7" x 6'10" (4.14m x 2.08m)

**Bathroom** 12'0" x 7'11" (3.66m x 2.41m)

## Basement

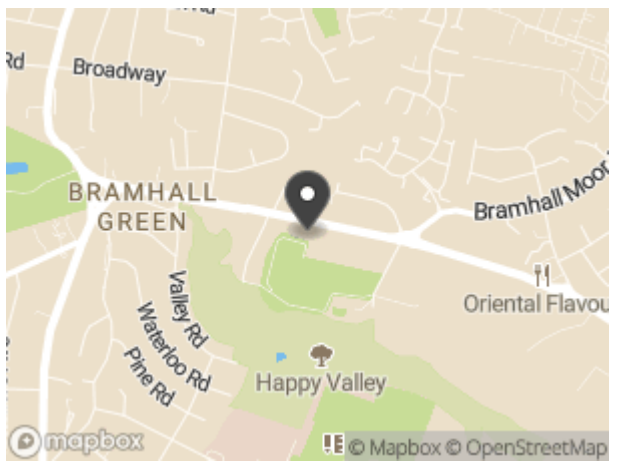
**Cellar** 12'2" x 7'7" (3.71m x 2.31m)



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		76
(55-68) <b>D</b>	59	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

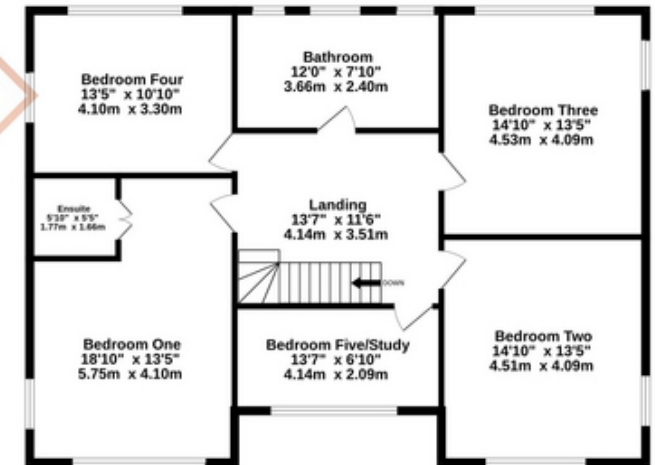
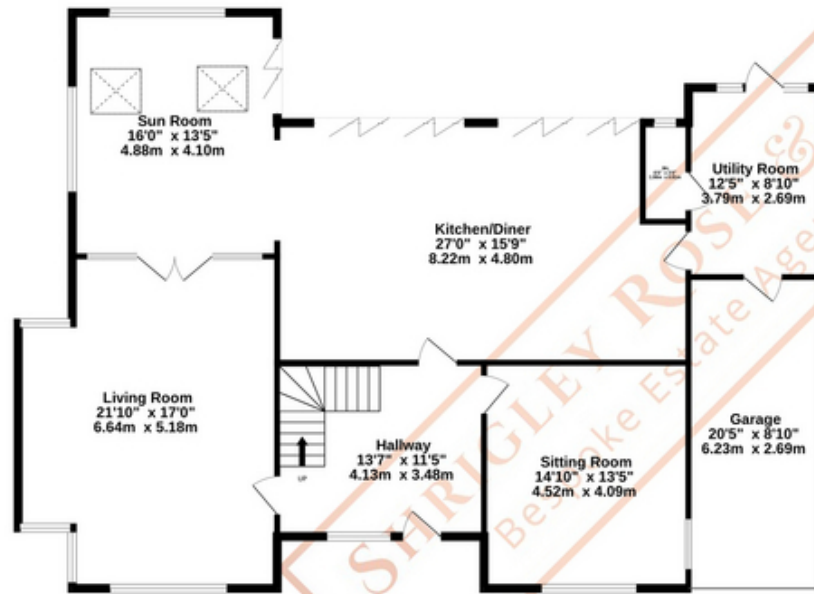
England, Scotland & Wales EU Directive 2002/91/EC







DID YOU KNOW...? YOU CAN PART EXCHANGE YOUR CURRENT HOME FOR THIS PROPERTY... HASSLE FREE.



**TOTAL FLOOR AREA : 2869 sq.ft. (266.5 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2023



4 Ravenoak Road, Cheadle Hulme, SK8 7DL

Tel: 0161 425 7878

Email: [hello@shrigley-rose.co.uk](mailto:hello@shrigley-rose.co.uk)

[www.shrigley-rose.co.uk](http://www.shrigley-rose.co.uk)

MONEY LAUNDERING REGULATIONS 2017 Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. THE PROPERTY MISDESCRIPTIONS ACT 1991 We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars, whilst believed to be accurate are set out as a general guideline and do not constitute any part of an offer or contract. Intending Purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.