

Part Exchange
Considered



St. Michaels Avenue, Bramhall, Stockport, SK7 2PL

SHRIGLEY ROSE & CO
Bespoke Estate Agents





St. Michaels Avenue, Bramhall, Stockport, SK7 2PL

Impressive five bedroom 1930s detached home on one of Bramhall's most sought-after roads, blending period character with modern living. Walking distance to Bramhall Village, station and Bramhall Park.

Occupying a generous plot on one of Bramhall's most sought-after roads, this impressive five bedroom detached home offers beautifully balanced family living, combining period character with stylish modern extensions. Built in the 1930s and lovingly cared for by the current owners for over 22 years, the home provides spacious and versatile accommodation in an exceptional location just a short walk from Bramhall Village, the train station and Bramhall Park.

Electric gates open onto a private driveway with parking for two cars and a lawned frontage, creating an attractive and secure approach. The original panelled front door leads into a welcoming porch with terracotta tiled flooring, which in turn opens into a wooden-floored entrance hall which runs through to the formal living room, immediately setting the tone for the character and quality found throughout.

Double glass doors draw your eye through to the spectacular open-plan living kitchen and dining space – the true heart of the home. Designed for modern family life and entertaining, this impressive room combines a stone floor with exposed wooden beams and a striking brick fireplace with log burner, complete with built-in seating to either side. French doors open directly onto the garden, while Velux skylights allowing natural light to flood the space.

The kitchen is beautifully appointed with granite worktops, a central island with seating for three and a range of high-quality appliances including Miele appliances, a microwave, full-size dishwasher, Rangemaster gas hob and oven, and a Samsung wine fridge. A Belfast sink overlooks the garden, while there is also space for an American-style fridge freezer. A built-in dining unit provides additional storage and character, and a useful tech cupboard houses the home's entertainment system.

Double doors lead through to the lounge, featuring an arched bay window with plantation shutters, exposed ceiling beams, a dado rail and wooden flooring, creating a charming and versatile space ideal as a playroom, formal dining room or additional reception area.

In total, the home offers three generously sized reception rooms. The traditional, living room is a bright dual-aspect space with an inglenook fireplace with stone surround, coving to the ceiling and French doors opening onto the garden.

There is also a home office, created from the original garage. Thoughtfully designed with bespoke joinery incorporating two desk spaces, illuminated shelving and extensive storage, the room also benefits from wooden flooring and a window overlooking the driveway. This versatile room while useful for a comfortable dual home office could equally serve as a ground floor bedroom if required. Completing the ground floor is a practical utility room with additional storage, a sink, plumbing for appliances, the boiler and a Mega flo hot water tank. A side door provides convenient access from the garden, particularly useful after dog walks, while a WC with understairs storage is accessed from the hallway.





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To the first floor are five bedrooms and two bathrooms. The principal suite spans the full width of the home and enjoys windows to the front, creating a bright and spacious retreat. It also benefits from a stylish tiled en-suite shower room with a walk-in shower, wide vanity sink and plantation shutters. The family bathroom, recently updated, offers a contemporary suite including a freestanding bath, walk-in shower with glazed Crittall-style screen, rain shower head, wash basin, WC and electric underfloor heating, complemented by a modern black heated towel rail.

Bedrooms two and three are particularly bright rooms, with one overlooking the front and the other the rear of the home. Bedroom three features dual-aspect windows, fitted wardrobes, a fitted desk and plantation shutters. Bedroom four also includes fitted wardrobes and a desk with views of the garden, while bedroom five provides a comfortable single room with fitted storage. Four of the five bedrooms benefit from built-in furniture, providing excellent storage throughout. Access to a large boarded loft via a pull-down ladder offers substantial storage and potential for future extension, subject to the necessary approvals.

Externally, the rear garden provides a private and generous space, mainly laid to lawn and framed by mature planting and hedging, including a laurel hedge and blossom tree, creating a pleasant and established setting. A large fir tree forms a focal point, while two paved patios, including a raised seating area in the top corner, offer ideal spots to enjoy the evening sun. To the front, the lawned garden features a crab apple tree, while the driveway benefits from outdoor lighting, external power points and an EV charger. A wooden shed is positioned to the side of the home, with gated access leading through to the rear garden.

Additional features include a Hikvision CCTV system, integrated ceiling speakers in the kitchen (with amplifier included) and coving throughout much of the home. The location is exceptional for family life. Pownall Green Primary School is on the doorstep, while excellent transport links are close by with Bramhall station providing convenient access to Manchester city centre. School bus routes for a number of well respected private schools across South Manchester are also nearby. Bramhall Village, Fir Road shops and Bramhall Lawn Tennis Club are all within walking distance, along with Bramhall Park and Happy Valley, which offer beautiful green spaces for walks and outdoor recreation.

This exceptional home combines character, generous living space and an outstanding location, presenting a rare opportunity to acquire a long-loved family home on one of Bramhall's most desirable roads.

*Furniture may also be available by separate negotiation with the incoming buyer.







Key Features:

- Stunning open-plan living kitchen and dining space with central island and high-quality appliances and three additional reception rooms,
- Five bedrooms with four benefitting from built-in storage and versatile layouts.
- Principal suite with stylish en-suite shower room; contemporary family bathroom with freestanding bath and walk-in shower.
- Generous private rear garden with patios, mature planting and raised seating area.
- Large boarded loft offering excellent storage and potential for extension (subject to planning).
- Electric gated driveway with lawned frontage, EV charger and side access.
- Prime Bramhall location, within walking distance of the Village, train station, parks, and excellent schools.

Tenure: Freehold

Council Tax Band: G

Possession: Vacant possession upon completion

Total Floor Area: 2058 sqft

Viewing: Strictly appointment only through Shrigley Rose & Co

Property Summary:

Wc
1.83m x 1.80m

Entrance Hall
2.79m x 3.07m

Living Room
4.40m x 6.06m

Lounge
3.48m x 4.65m

Office
3.78m x 3.89m

Hallway
0.96m x 2.95m

Utility Room
2.82m x 2.95m

Kitchen/Diner
5.87m x 6.17m

Landing
3.10m x 7.14m

Bedroom 1
3.96m x 5.54m

Bedroom 2
2.75m x 2.95m

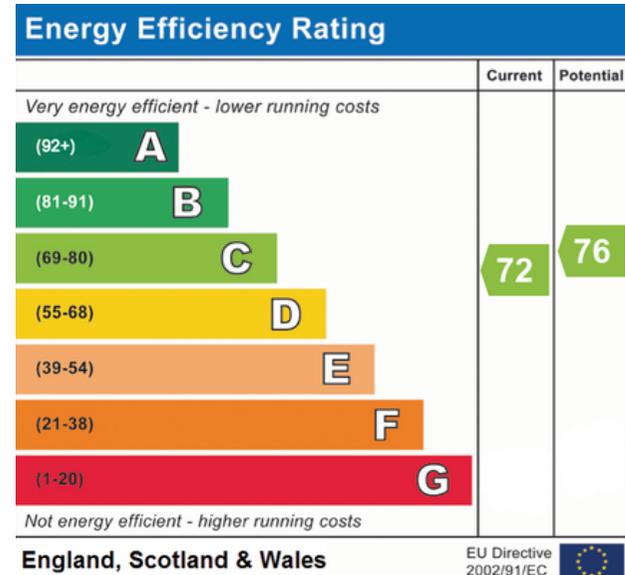
Bedroom 3
3.45m x 4.45m

Bedroom 4
2.04m x 2.92m

Bedroom 5
2.91m x 3.53m

Bathroom
2.67m x 2.95m

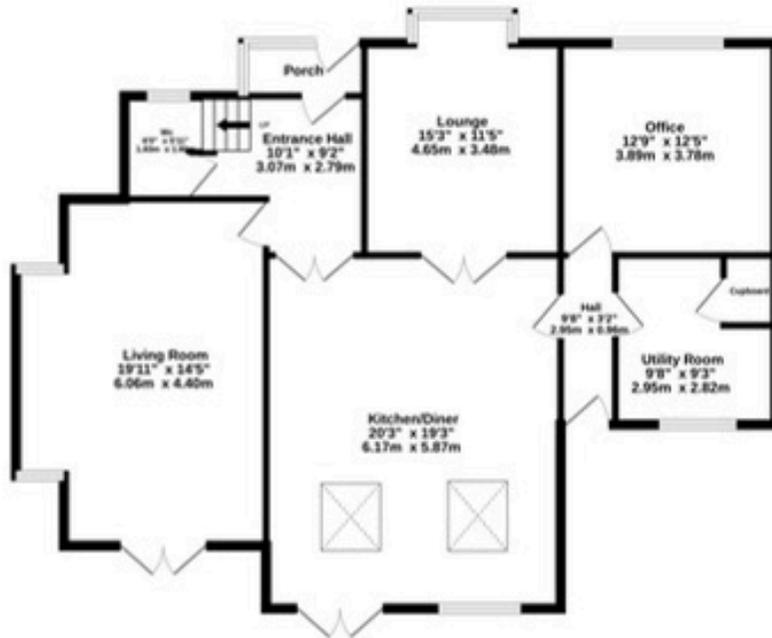
En-suite
1.33m x 3.89m



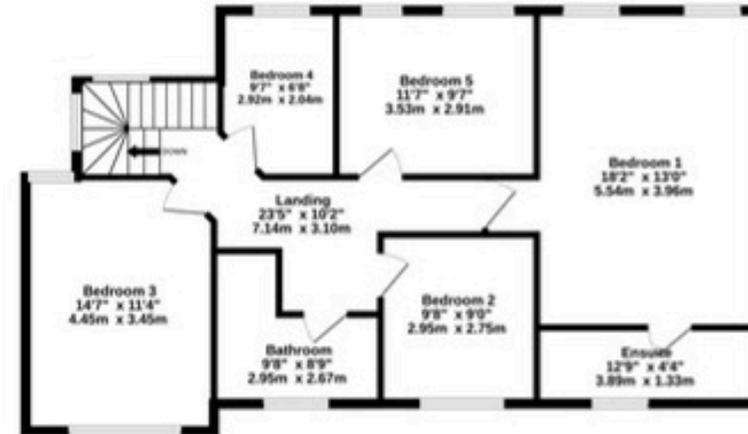


DID YOU KNOW...? YOU CAN PART EXCHANGE YOUR CURRENT HOME FOR THIS PROPERTY... HASSLE FREE.

Ground Floor
1150 sq.ft. (106.8 sq.m.) approx.



1st Floor
908 sq.ft. (84.4 sq.m.) approx.



TOTAL FLOOR AREA : 2058 sq.ft. (191.2 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.
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