

Part Exchange
Considered



Grange Road, Bramhall, Stockport, SK7 3BD

SHRIGLEY ROSE & CO
Bespoke Estate Agents





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A distinguished and beautifully maintained residence, 'South Lawn' is a substantial four double bedroom family home, built in 1990 and proudly cared for by only its second owners. From the moment you arrive, the property exudes warmth, space and thoughtful design, a home that has evolved gracefully while retaining its solid, timeless character. Terracotta steps rise to a charming tiled mosaic porch, creating a welcoming first impression before you step through a glazed, leaded door into the elegant hallway beyond. Underfoot, Amtico flooring sets a refined tone, complemented by a wooden banister that sweeps gracefully to the first floor. Practicality is effortlessly woven into the design, with shelved storage tucked neatly beneath the stairs and a cloakroom cupboard discreetly positioned to the right of the hall.

To the left, the living room offers a serene retreat. Pergo wood-look flooring flows beneath plantation shutters and radiator covers, while a fitted electric fire with ambient under-lighting creates a cosy focal point, with dedicated space above for a wall-mounted television. A window frames views of the garden and an internal side window subtly connects the space to the kitchen dining area, allowing light to travel beautifully through the ground floor.

To the front of the home, the study enjoys a bay window overlooking the driveway, an ideal setting for quiet productivity. Across the hall, the snug provides a second reception space, a dedicated TV room with built-in storage illuminated above and below, wall lighting, covered radiators with display shelving, and Pergo flooring underfoot. Two skylights within the apex ceiling flood the room with natural light, creating a wonderfully inviting atmosphere.

At the heart of the home lies the impressive open-plan kitchen dining area. Designed by Schüller, this contemporary yet timeless space is enhanced by striking gable-end conservatory-style windows that draw the garden in and bathe the room in sunlight. LVT flooring (laid just a year ago) complements sleek Corian worktops with integrated sink and storage beneath. Culinary needs are superbly catered for with a five-ring Neff induction hob, Bosch extractor, integrated Neff oven and microwave, full-size dishwasher, and a freestanding American-style fridge freezer (included and plumbed in). Soft-closing deep drawers, under-worktop and under-cabinet lighting elevate both practicality and ambience.

An archway leads through to the utility room, offering additional sink space, room for appliances, a side window, and direct access to the garden. From here, the integral garage can be reached, featuring double manual up-and-over wooden doors, housing the boiler and water tank, and benefitting from a pressure water system. The ground floor is completed by a downstairs WC with sink and towel rail, with glass doors throughout enhancing the sense of light and flow.





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Upstairs, a generous landing provides access to four double bedrooms. The principal suite is a peaceful sanctuary, carpeted for comfort with fitted wardrobes and views over the garden. Its ensuite is finished to an exceptional standard, with tiled flooring, electric underfloor heating, a walk-in shower, built-in sink beneath a front-facing window, black granite worktops, heated dual-fuel towel rail and illuminated built-in storage.

Bedroom two is a spacious king-size room with wood-look flooring, built-in storage and garden views. Bedroom three overlooks the front lawn and driveway, complete with sliding fitted wardrobes and matching flooring. Bedroom four, equally generous, also benefits from fitted wardrobes and garden views. A well-appointed family bathroom features tile effect laminate flooring, a separate bath and shower, sink set beneath a front window, and stainless steel radiator. An airing cupboard with shelving and a partially boarded, insulated loft with eaves shelving and ladder access provide further valuable storage.

Externally, South Lawn continues to impress. An imprinted concrete driveway accommodates up to five vehicles, with a security post positioned at the base. Side access is available on both sides of the house, one gated with an outside tap, the other securely fenced.

The south to south-west facing garden is a true haven, a mature, thoughtfully landscaped sanctuary designed for both relaxation and entertaining. Steps lead down from the dining area doors onto a patio featuring a water feature and raised planter, while blossom trees, camellia, red robin, peonies, roses, hydrangea and forest flame shrubs provide seasonal colour and texture. A conifer anchors the lower boundary, and a circular patio with bench seating at the top left of the garden offers a private sun-soaked retreat. A sycamore tree stands protectively over a fascinating historic feature, an original air raid shelter, discreetly covered in timber panelling.

South Lawn is a home of remarkable versatility, generous proportions and enduring quality, a property where considered design meets everyday comfort, and where light, space and mature gardens create an exceptional family environment.



The Current Owners Love:

- Spending time on the private south-facing patio, enjoying the peace and tranquillity, perfect for relaxing, reading and hosting family BBQs and gatherings
- The bright, generously proportioned layout with natural light flowing throughout every room, creating a warm and welcoming home
- The open-plan kitchen and dining area with full-length glass windows overlooking the garden, ideal for morning coffee and seamless indoor-outdoor living





Key Features:

- Four spacious double bedrooms, including a generous principal suite with ensuite and fitted wardrobes
- Impressive open-plan Schüller kitchen diner with gable-end windows and high-quality integrated appliances
- Multiple reception rooms including living room, snug and study for flexible family living
- South to south-west facing landscaped garden with patio, mature planting and historic air raid shelter feature
- Amtico flooring to hallway, Pergo wood-look flooring and contemporary finishes throughout
- Imprinted concrete driveway with parking for up to five vehicles, plus integral double garage
- Utility room, downstairs WC and excellent built-in storage throughout the home

Tenure: Freehold

Council Tax Band: G

Possession: Vacant possession upon completion

Total Floor Area: 2231 sqft

Viewing: Strictly appointment only through Shrigley Rose & Co

Property Summary:

Living Room
3.69m x 6.24m

Dining Area
4.34m x 3.43m

Kitchen
2.62m x 5.49m

Snug
2.29m x 3.58m

Wc
0.82m x 1.94m

Utility Room
1.83m x 1.84m

Study
2.95m x 3.18m

Integral Garage
5.31m x 5.40m

Bedroom 1
4.80m x 4.95m

Ensuite
2.62m x 3.80m

Bedroom 2
3.44m x 4.98m

Bedroom 3
2.47m x 4.78m

Bedroom 4
2.49m x 3.99m

Bathroom
2.77m x 3.78m



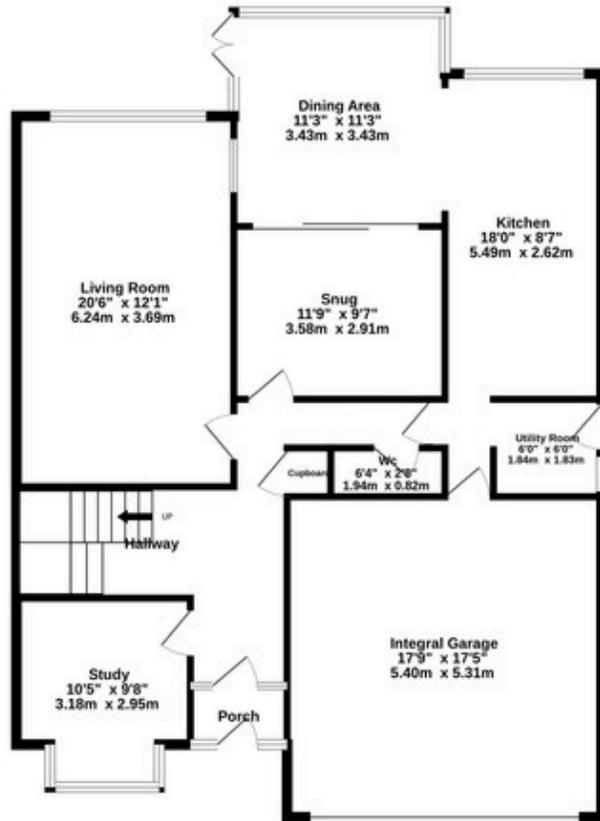
Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	70	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 

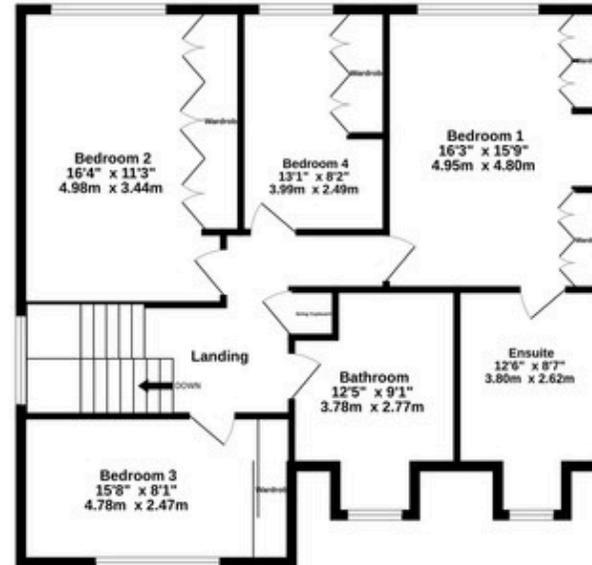


DID YOU KNOW...? YOU CAN PART EXCHANGE YOUR CURRENT HOME FOR THIS PROPERTY... HASSLE FREE.

Ground Floor
1305 sq.ft. (121.2 sq.m.) approx.



1st Floor
926 sq.ft. (86.0 sq.m.) approx.



TOTAL FLOOR AREA : 2231 sq.ft. (207.2 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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