

Part Exchange
Considered



Adelaide Road, Bramhall, Stockport, SK7 1LT

SHRIGLEY ROSE & CO
Bespoke Estate Agents





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Tucked away on a quiet road within the ever-popular Little Australia Estate, this four bedroom detached home offers stylish, spacious living in a highly desirable Bramhall setting. With a sunny south facing garden, off-road parking for two cars and Bramhall village just a short walk away, the property perfectly balances peaceful residential living with excellent local amenities.

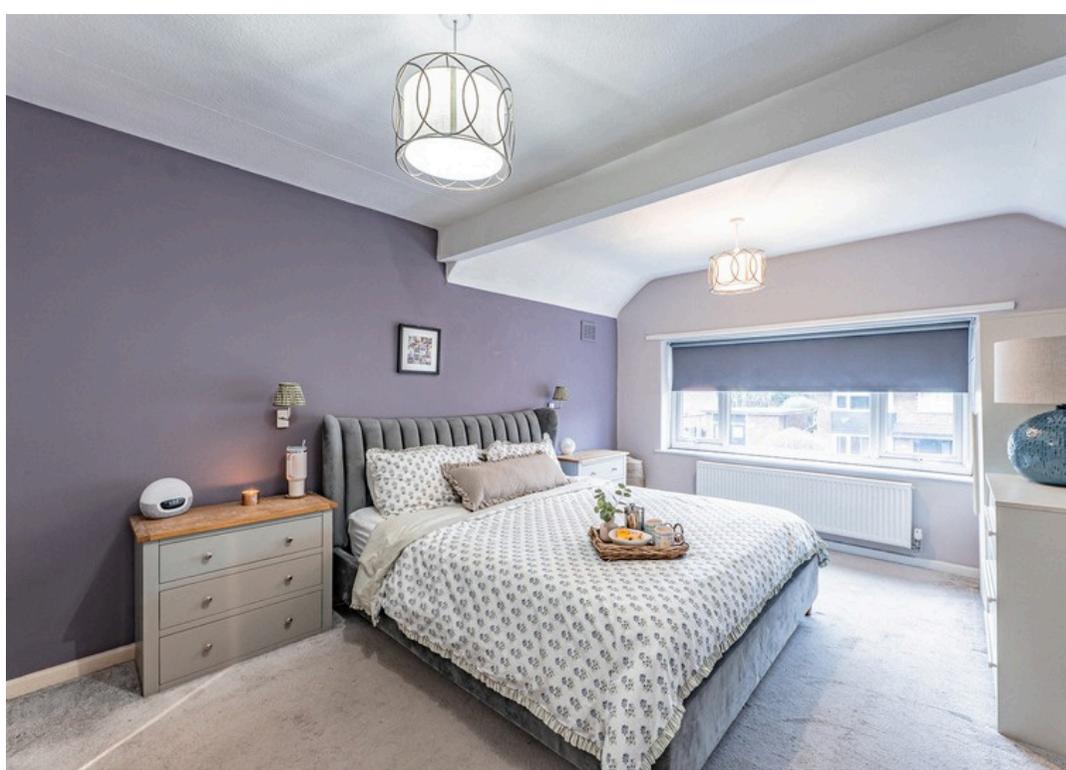
A block paved driveway provides parking for two vehicles and leads to the garage, which now offers valuable storage space to the front while the rear has been cleverly converted into a generous utility room. Stepping inside, a bright entrance porch with stylish LVT flooring and ceiling spotlights creates a welcoming first impression. A glazed door leads into the hallway, where there is a useful coat cupboard ideal for shoes and outerwear.

To the right sits the spacious main lounge, a warm and inviting room centred around a charming fireplace with log burner, perfect for cosy evenings. A large window to the front allows natural light to pour in, creating a comfortable and relaxing family space.



The heart of the home: an impressive open plan dining kitchen that has been thoughtfully renovated to a high standard. Designed with both style and practicality in mind, the kitchen features elegant shaker-style cabinetry, quartz worktops and a superb range of integrated appliances including a Bosch microwave oven, main oven and warming drawer, full-length integrated fridge, full-size dishwasher and wine fridge set neatly within the central island. The island also houses a sleek Bora hob with integrated extraction and provides seating for three stools, making it the perfect spot for casual dining, morning coffee or entertaining guests. A Quooker boiling and sparkling water tap adds an extra touch of everyday luxury, while pantry storage and open shelving provide practical and stylish storage solutions.

The dining area enjoys views over the garden and flows seamlessly into a bright conservatory/playroom, a wonderful sun-filled space with double doors opening onto the patio, ideal for children's play, relaxing with a book or hosting summer gatherings. Just off the kitchen, a step leads down to the large utility room, created from the rear section of the garage. This versatile space offers excellent room for appliances and storage, along with access to a convenient downstairs WC.



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Outside, the south facing rear garden provides a lovely private setting to enjoy the sun throughout the day. A patio area offers the perfect place for outdoor dining and entertaining, while the lawn creates a great space for children and pets to play.

Upstairs, the property continues to impress with four generous double bedrooms. The principal bedroom sits at the front of the house and benefits from its own ensuite shower room. A further large bedroom to the front features fitted storage along one wall, while two additional double bedrooms overlook the rear garden, one currently used as a home office.

The family bathroom has recently been stylishly refurbished and makes a bold design statement with terrazzo floor tiles, a striking orange basin, and a luxury bath with rain shower above, complemented by a contemporary black shower screen.

Additional practical features include a partially boarded loft with ladder access and insulation, an EV charging point and useful garage storage.

Perfectly positioned within walking distance of Bramhall village, the train station and highly regarded local schools including Queensgate Primary, this superb family home combines generous living space, modern finishes and a fantastic location, making it an ideal choice for growing families looking to settle in one of Bramhall's most sought-after neighbourhoods.

We Have Noticed:

The generous sense of space throughout, with large double bedrooms, off-road parking and a private, established garden that feels wonderfully peaceful.

How convenient the location is, with Bramhall's vibrant village centre, full of cafés, bars, restaurants, shops and the post office, just a short stroll away.

Excellent connectivity, with easy access to both road and rail networks, making commuting and travel simple.







Key Features:

- Sought-after Little Australia Estate location within walking distance of Bramhall village
- Beautifully renovated open-plan dining kitchen with quartz worktops and island
- Spacious lounge with feature log burner
- Four well-proportioned double bedrooms including principal with ensuite
- Bright conservatory/playroom opening onto the garden
- South facing rear garden with patio and lawn
- Block paved driveway with parking for two cars, EV charging point and utility room conversion

Tenure: Freehold

Council Tax Band: E

Possession: Vacant possession upon completion

Total Floor Area: 1562sqft

Viewing: Strictly appointment only through Shrigley Rose & Co

Property Summary:

Porch
1.38m x 1.98m

Hall
1.78m x 3.42m

Lounge
3.45m x 6.48m

Breakfast Kitchen
5.33m x 5.36m

Conservatory
2.82m x 3.23m

Lobby
0.57m x 1.27m

Wc
0.91m x 1.37m

Utility Room
2.54m x 3.58m

Store
2.13m x 2.58m

Landing
2.87m x 3.12m

Bedroom 1
3.48m x 4.65m

En-suite
1.09m x 2.57m

Bedroom 2
3.09m x 3.43m

Bedroom 3
2.59m x 4.62m

Bedroom 4
2.74m x 3.65m

Bathroom
1.63m x 2.18m



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		80
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

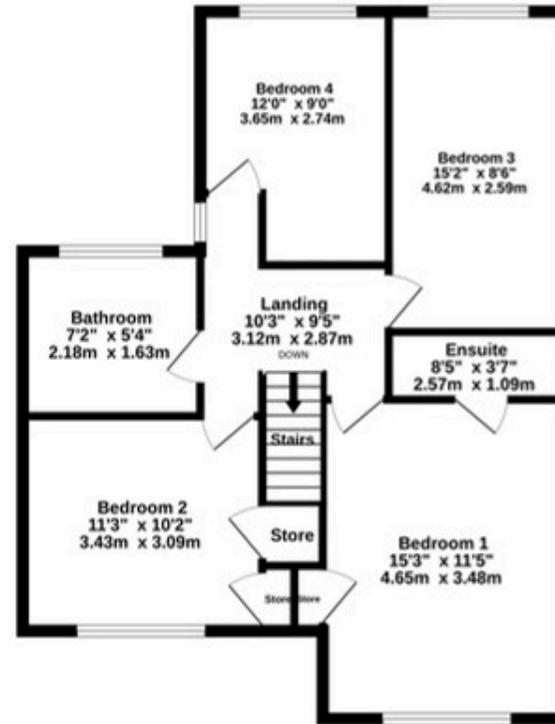
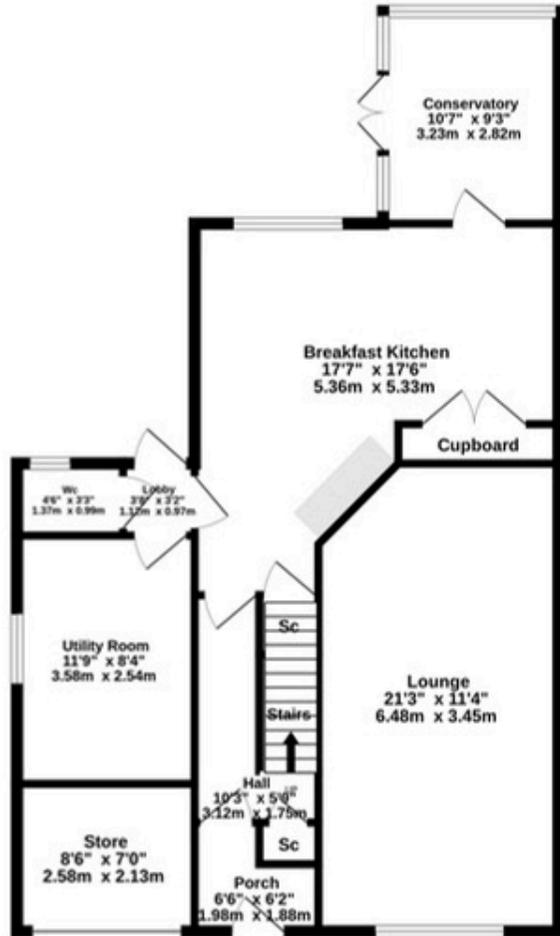
England, Scotland & Wales

EU Directive
2002/91/EC





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TOTAL FLOOR AREA : 1562 sq.ft. (145.1 sq.m.) approx.

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