

Part Exchange
Considered



Abingdon Road Bramhall, SK7 3HA

SHRIGLEY ROSE & CO
Bespoke Estate Agents



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A distinguished 1930s detached home with generous proportions, superb kerb appeal and wonderful scope to extend, all set in a prime and convenient location.

Set behind secure gates with an impressive in-and-out driveway offering space for four to five cars, this much-loved 1930s home has been owned and cared for by the same family for forty-nine years. The property combines character, security and excellent potential, with three security posts, composite front and back doors, snap-free locks and a full alarm system providing peace of mind from the moment you arrive. Its position is superb, within walking distance of local shops and well placed for Nevill Road Infant and Junior School as well as Bramhall High School, making it an ideal choice for families.

A welcoming porch leads into a bright hallway where eye catching solid oak flooring and a solid oak staircase immediately set a warm and timeless tone. The sizeable lounge is a wonderfully inviting room, featuring a gas convector fire, a charming bay window and a sliding door that opens directly onto the garden, allowing natural light to fill the space throughout the day and offering the perfect spot for a morning coffee while watching the nature outside. The kitchen and dining area provide a practical and sociable setting, ideal for everyday family life. Bosch electric appliances, a full-size dishwasher, Bosch microwave and oven, fridge and a Bosch washing machine will all remain. A side door leads out to the garden while the garage, fitted with an electric door, is large enough to comfortably house a car.

Upstairs, the master bedroom offers a wonderfully serene retreat, complete with bespoke fitted wardrobes, thoughtful overhead storage and a picturesque outlook across the beautifully tended rear garden. The second double bedroom also enjoys peaceful garden views and features fitted wardrobes along with an additional matching unit that will remain, creating a cohesive and elegant feel. At the front of the home, the third double bedroom is bright and airy, enhanced by its charming bay window that invites in an abundance of natural light. A separate WC and a stylishly tiled bathroom with an overhead shower provide everyday comfort and convenience, perfectly complementing the well-balanced layout of the first floor. The loft is insulated, part-boarded and accessed via a pull-down ladder, offering excellent storage.





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The home has been significantly enhanced with a double-storey extension, transformed from a flat roof to a pitched design and finished with new windows, new doors and fresh rendering. The garden is private, secure and full of colour, with mature planting, sunny aspects and a beautifully finished Indian York stone patio with resin pathways. Two sheds provide useful storage, and a flower bed at the front adds charm and kerb appeal.

This is a wonderful family home with clear potential for refurbishment or further extension, including possibilities over the existing roofline (subject to planning). Its generous plot, strong structure, excellent location and long-term ownership make it a rare opportunity for buyers seeking a home they can grow into and personalise over time.

The Current Owner Loves:

- Exceptional kerb appeal, standing out proudly on the street thanks to its smart front rendering, dual driveways and a beautifully kept garden filled with colourful bushes and wild flowers.
- A cherished family home for almost 50 years, filled with joy and memories as we watched our children and grandchildren grow - lovingly maintained and always intended to be our forever home.
- A private and secure garden that becomes a true sun trap in summer, with an abundance of vibrant planting, a professionally kept lawn and a large Indian York Stone and resin patio enhancing the space.



We Have Noticed:

- House stands very proud, stunning mature garden and horseshoe driveway.
- Being just a few minutes' walk from Bramhall Park
- Huge development opportunity on a great plot.





Key Features:

- Distinguished 1930s detached home with superb kerb appeal and generous proportions throughout.
- Secure in-and-out driveway behind private gates, offering parking for four to five cars.
- Long-term ownership of forty-nine years, beautifully maintained and full of character.
- Inviting lounge with bay window, gas convector fire and sliding doors opening onto the garden.
- Practical kitchen/diner with Bosch appliances, full-size dishwasher, fridge and washing machine included.
- Double-storey extension with new windows, doors and fresh rendering, plus insulated and part-boarded loft.
- Excellent location within walking distance of local shops and in catchment for Nevill Road Infant & Junior School and Bramhall High School.
- Private, mature rear garden with sunny aspects, vibrant planting and a high-quality Indian York stone and resin patio.

Tenure: Freehold

Council Tax Band: E

Possession: Vacant possession upon completion

Total Floor Area: 1258 sqft

Viewing: Strictly appointment only through Shrigley Rose & Co

Property Summary:

Sitting Room
4.74m x 2.84m

Lounge
6.46m x 3.38m

Kitchen
2.97m x 2.50m

Dining Room
3.78m x 2.50m

Bedroom 1
3.68m x 3.38m


Bedroom 2
3.38m x 2.79m

Bedroom 3
3.68m x 2.50m

Bathroom
2.50m x 1.68m

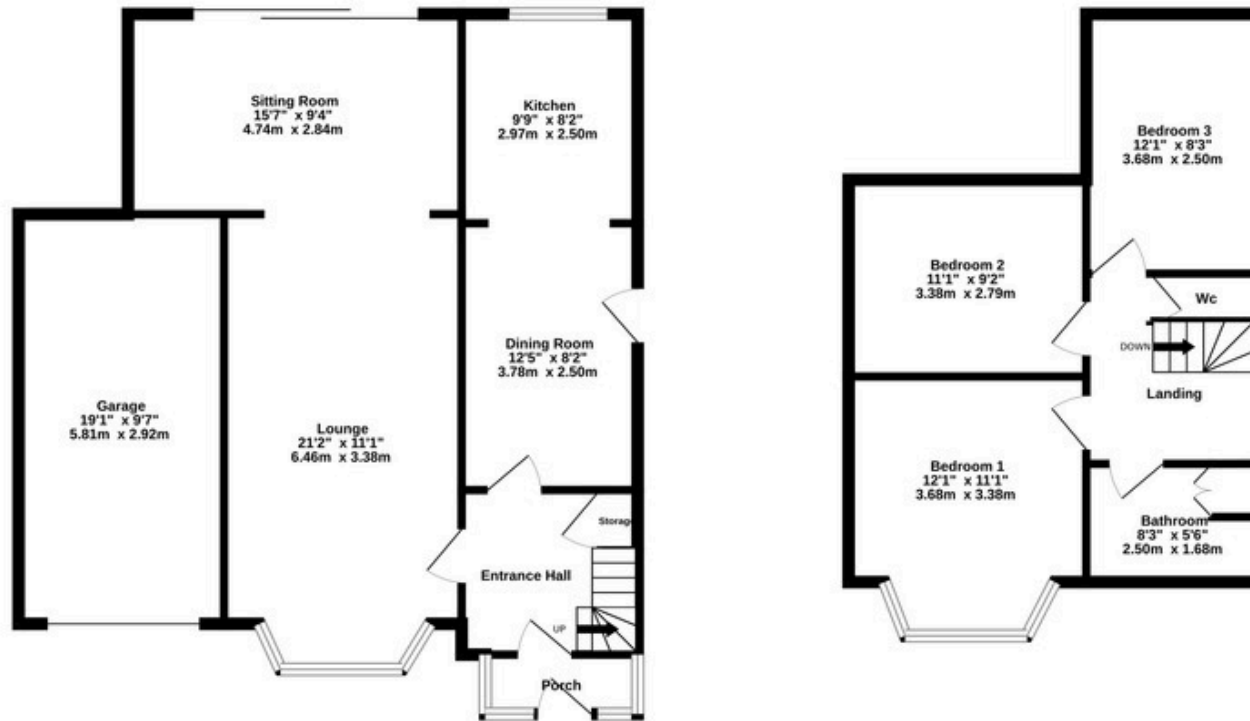
Garage
5.81m x 2.92m



| Energy Efficiency Rating | | |
|--|---------|---|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | 69 | 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.



TOTAL FLOOR AREA : 1258 sq.ft. (116.9 sq.m.) approx.

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