



Part Exchange
Considered

Maple Road, Bramhall, Stockport, SK7 2DH

SHRIGLEY ROSE & CO
Bespoke Estate Agents



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CHAIN-FREE and a stone's throw from Bramhall Village, this newly finished home offers instant comfort, contemporary design and a layout that feels effortlessly welcoming.

A spacious hallway sets the tone, created by opening up part of the original lounge to form a bright, airy entrance. To the front, a modern living room with a charming bay window provides a cosy retreat, while the hallway leads through to the impressive open-plan lounge, kitchen and dining space. This contemporary layout is perfect for everyday living and entertaining, with kitchen tiles underfoot, a brand-new 70/30 fridge freezer, double cooker, gas hob with extractor, dishwasher and a washing machine left in situ. French doors open directly onto the garden, extending the living space outdoors.

The garden is a true highlight: a flagged patio ideal for dining, a pergola offering shade and character, a vegetable plot currently growing courgettes, and a lawned area framed by mature laurels. With an outside tap, side gates on both sides and a sense of privacy, it's a space ready to enjoy from day one.

Upstairs, the home continues to impress. The master bedroom features fitted wardrobes and a modern en-suite shower room. Bedroom two enjoys a front aspect, bedroom three overlooks the rear garden, and bedroom four offers excellent versatility. also as a home office. The family bathroom includes a bath with overhead shower and a large sink, creating a clean, contemporary feel. Additional eaves storage on two sides and an insulated loft provide superb practicality, with the exciting potential to build up into the loft should a future owner wish to expand.





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Practical touches are found throughout the home, including a downstairs WC and useful understairs storage. Outside, the gravel driveway accommodates two cars at the front, two more at the rear, plus space for two additional vehicles in the garage. A storm porch adds further convenience.

Modern, freshly finished and ready to move straight into, this home offers the perfect blend of style, comfort and location - all within moments of Bramhall's vibrant village centre. It's an opportunity not to be missed for buyers seeking a beautifully updated home in a prime position.

We Have Noticed:

Presented in true show home condition, this stunning property offers stylish open plan living with a superb kitchen, dining and family space, ideal for modern lifestyles.

Exceptional family accommodation including a spacious principal bedroom with luxurious en suite bathroom, alongside a detached double garage and parking for up to four vehicles.

An enviable position close to Bramhall village, combining convenience with a highly desirable setting and easy access to local amenities, restaurants and transport links.







Key Features:

CHAIN-FREE AND TURN KEY

Generous parking with gravel driveway plus two parking spaces on the driveway at the rear of the property and a two car garage

A stone's throw away from Bramhall Village

Stylish open-plan lounge, kitchen and diner with French doors to the garden

Beautifully updated throughout with new carpets, fresh décor and a newly created spacious hallway

Lovely rear garden featuring a flagged patio, pergola, vegetable plot and mature laurels

Four well-proportioned bedrooms, including a master with fitted wardrobes and en-suite

Excellent storage and future potential with understairs storage, eaves storage x2 and an insulated loft suitable for conversion

Part Exchange Considered

Tenure: Freehold

Council Tax Band: E

Possession: Vacant possession upon completion

Total Floor Area: 1910 sqft

Viewing: Strictly appointment only through Shrigley Rose & Co

Property Summary:

Entrance Hall

Kitchen / Diner
6.96m x 6.91m

Living Room
4.32m x 4.04m

Wc
1.74m x 1.70m

Bedroom 1
6.91m x 3.49m

En-suite
2.54m x 1.42m

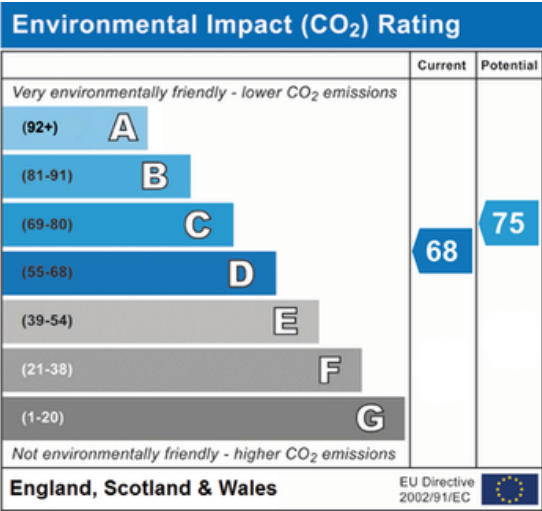
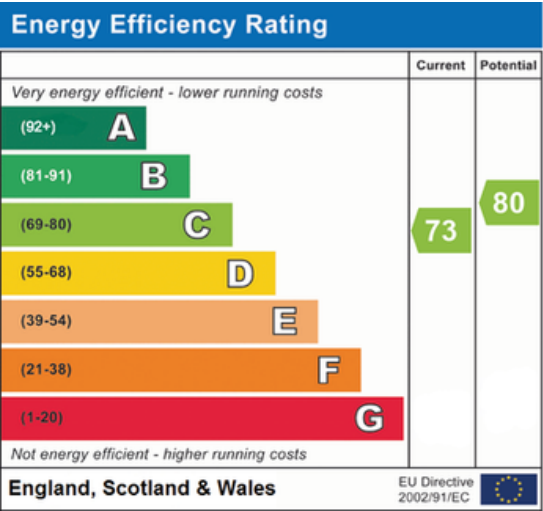
Bedroom 2
4.14m x 3.70m

Bedroom 3
3.46m x 3.28m

Bathroom
2.74m x 1.70m

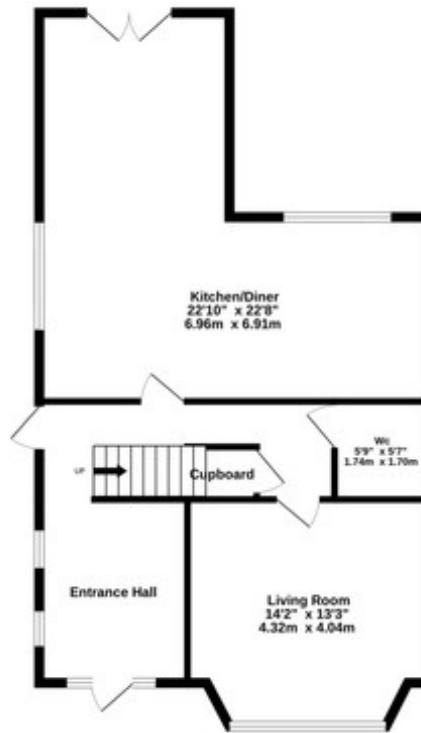
Bedroom 4
3.26m x 3.25m

Double Garage
5.80m x 5.49m





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



TOTAL FLOOR AREA : 1910 sq.ft. (177.4 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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