



MISTORIA  
ESTATE AGENTS



## 156 Bramhall Lane Stockport

£400,000

Freehold

STUNNING FAMILY HOME  
DESIRABLE LOCATION  
CLOSE TO SCHOOLS AND AMENITIES

Welcome to this charming three-bedroom terrace home located on Bramhall Lane in Stockport. This delightful property, built in 1900, boasts a generous 1,302 sq ft of living space, perfect for a growing family or those who love to entertain.

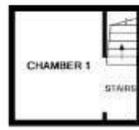
Upon entering, you are greeted by two inviting reception rooms that offer ample space for relaxation and social gatherings. The large kitchen provides a wonderful area for culinary enthusiasts to create delicious meals for loved ones. Additionally, the basement offers extra storage space or the potential for a cosy den.



- LARGE FAMILY HOME • HIGHLY DESIRABLE LOCATION • CELLAR • HUGE REAR GARDEN • MODERN KITCHEN • TRADITIONAL FEATURES







BASEMENT LEVEL  
APPROX. FLOOR  
AREA 68 SQ. FT.  
(6.3 SQ. M.)



GROUND FLOOR  
APPROX. FLOOR  
AREA 262 SQ. FT.  
(24.4 SQ. M.)



FIRST FLOOR  
APPROX. FLOOR  
AREA 296 SQ. FT.  
(27.3 SQ. M.)

TOTAL APPROX. FLOOR AREA 610 SQ. FT. (56.7 SQ. M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of items, fixtures, inclusions 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 a guide only for any prospective purchaser. The services, systems and appliances shown herein may be limited and no guarantee is given as to their operation or efficiency over the period...

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			81
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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