


## 5 bed semi-detached house to buy in SK7

Lucerne Road, Bramhall, Stockport, Greater Manchester, SK7 3JB

# £290,000 Starting Bid

x 5 x 2 x 1

Tenure

**Leasehold**

Driveway & Garage parking

Garden

## Property features

- Being Sold via Secure Sale online bidding. Terms and Conditions
- An extended five-bedroom, two-bathroom family home
- Excellent opportunity for modernisation, refurbishment, or further development
- Close to local shops, amenities, and transport links

## Key Information

- Council Tax: Band C
- EPC Rating: C
- Heating supply: Gas
- Electric supply: National Grid
- Water supply: Direct mains water
- Mobile signal: Good

### Arrange a viewing

Abigail Hall
Branch Manager
North West Auction

0191 7371 168
northwest@pattinson.co.uk

- Flexible viewing slots
- Accompanied viewings

## Description

FOR SALE BY SECURE ONLINE BIDDING, TERMS AND CONDITIONS APPLY

An extended five-bedroom, two-bathroom end-terrace family home situated on a generous corner plot in a popular residential location, close to local shops and amenities and within walking distance of Bramhall Park. T

he property also falls within the catchment area for Nevill Road School and Bramhall High School.

The accommodation briefly comprises: porch, entrance hallway, living room with French doors leading to the rear garden and a dining kitchen with access to the attached garage, which offers excellent potential to be opened up to create a spacious open-plan living kitchen (subject to the necessary planning permission).

To the first floor, the landing provides access to three bedrooms and a family bathroom.

Within the double extension section of the property, there are a further two bedrooms and an additional shower room.

Due to the property's condition and the level of modernisation required, it is likely to be best suited to cash buyers or purchasers with access to specialist lending.

This is an excellent opportunity for investors, developers or buyers looking to undertake a comprehensive renovation and create a substantial family home.

EPC Rating: C

Garden

The property is situated on a generous corner plot and benefits from off-road parking for several vehicles, along with access to the garage. To the rear, there is a south-facing garden, mainly laid to lawn and complemented by a variety of bushes and shrubs.

Parking - Garage

Parking - Driveway

Council Tax Band: C

Tenure: Leasehold

Length of Lease: 937

Annual Ground Rent Amount: £12.00

Price: Starting Bid £290,000

Property Type: Semi-detached house

USPs: Garden

Parking: Driveway & Garage

Construction materials: Brick and block

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid, Solar PV (Photovoltaic) panels

Water: Direct mains water

Sewerage: Standard UK domestic

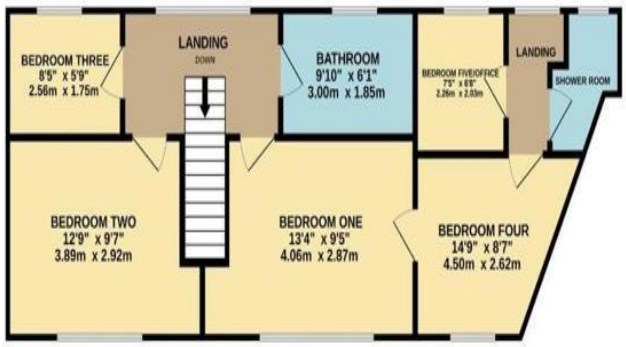
Air conditioning: No

Mobile signal coverage: Good

GROUND FLOOR
744 sq.ft. (69.1 sq.m.) approx.

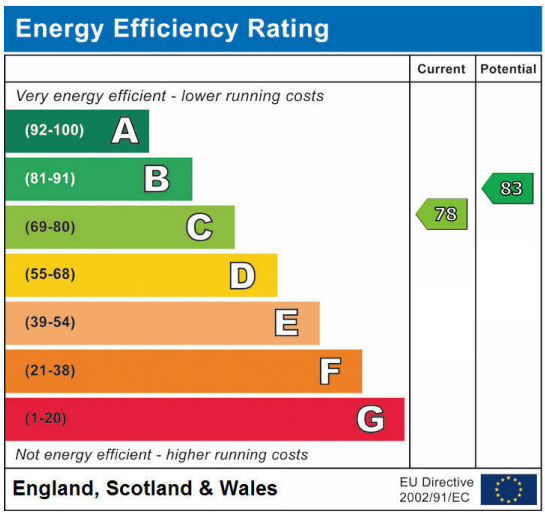



1ST FLOOR
653 sq.ft. (60.7 sq.m.) approx.




TOTAL FLOOR AREA : 1397 sq.ft. (129.8 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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Lucerne Road, Bramhall, Stockport, Greater Manchester, SK7 3JB

Contact your local branch today for more information on this property:

**Keith Pattinson Silverlink, Wallsend, Tyne and Wear, NE28 9NY, Tel: 0191 7371 168, northwest@pattinson.co.uk, www.pattinson.co.uk**

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