

75 Woodford Road
Bramhall, Cheshire, SK7 1JR



mosley jarman





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£925,000

Video Tour Available- A superbly presented and extremely spacious five double bedroom, two bathroom Victorian semi-detached family home with accommodation arranged over four floors (including fully tanked cellars) set back from the road situated in a central Bramhall location within a short walk of the Village and train station, as well as being within the school catchment area of Queensgate Primary School and Bramhall High School. The property retains original features and benefits from gas central heating, double glazing, security alarm system fitted and in addition is being sold with no onward chain. The ground floor accommodation includes: entrance hall, WC, stylish living kitchen (fitted with a bespoke Tom Howley kitchen, integrated appliances, granite worktops, island and upstands, gas log burner and bay window) and living room (with living flame gas fire and bay window). In the basement are four cellar chambers (which have been fully tanked) including a utility room with space for appliances, media room, office/gym and drying room. To the first floor there is a landing (with storage cupboard) which leads to a master bedroom (with sash windows and cast iron fireplace), contemporary ensuite (with walk in rainhead shower, heated towel rail, stylish sink basin and tiled floor to ceiling), two further double bedrooms and WC. The second floor accommodation includes two more double bedrooms (both with cast iron fireplaces, one with walk in wardrobe and eaves storage) and a family bathroom (with white three-piece suite and separate shower enclosure).

- Five double bedroom family home
- Situated in a central Bramhall location
- Catchment area for Queensgate Primary School
- Accommodation arranged over four floors to include tanked cellars
- Superbly presented throughout
- Living kitchen
- Driveway and garage
- No vendor chain
- Landscaped gardens
- Retains period features and charm





The Grounds & Gardens

To the front of the property there is a paved driveway that provides off road parking for several cars and leads to a detached brick-built garage. To the rear of the property there is an enclosed landscaped garden (with artificial lawn, patio area and planted with shrubs and bushes).

The Location

Bramhall is an attractive, leafy and affluent village with a population of around 25,500, situated 11 miles to the south of Manchester. A suburb that has emerged on a 'rich list' as 4th most expensive in house prices around Greater Manchester. Bramhall has a strong village community spirit (voted 'least lonely' and the 'friendliest' place to live in Britain), playing host to a Summer Festival, Light Up Bramhall winter festival and numerous community-centred events. Bramhall plays host to many restaurants, bars and coffee shops. Restaurants are joined by drink and dine venues to create a vibrant nightlife for a modest village. At the more relaxed end of the spectrum lie quality coffee shops. Bramhall Hall is the area's most famous landmark, one of England's greatest 14th century manors. Centre piece to Bramhall Park, it is set in 70 acre grounds of parkland, woods, lakes, and gardens, playing host to it's own 5K Run. Ladybrook (Happy) Valley, an ancient wooded river and nature reserve provides another 17 hectares of peaceful walks and recreational space. Enjoy sports at Bramall Park Golf Club, Bramhall Golf Club, Bramhall Lane Lawn Tennis Club, Bramhall Park Lawn Tennis Club and Stockport Hockey Club and keep fit at Total Fitness or David Lloyd. Manchester International Airport is just 6 miles away, Bramhall Railway Station is on the main line from Manchester to London via Macclesfield and Stoke on Trent, with local trains bound for Manchester Piccadilly also stopping at Bramhall and it's just 23 minutes into the city centre. Bramhall is easily accessible via M60 and M6 motorways and local buses are plentiful.

Important Information

Heating - Gas central heating (radiators)

Mains - Gas, Electric, waters and drains

Property Construction- Brick built with tiled roof

Flood Risk - Low Risk (Surface water), Very Low Risk (sea and rivers)**

Water Meter-Present at Property

Freehold- Subject to a perpetual yearly rent charge of £11.

Broadband providers - Openreach- FTTP (Fibre to the Premises). You may also be able to obtain broadband service from these Fixed Wireless Access providers covering your area for Virgin, Media, EE & Three*

Mobile providers- Mobile coverage at the property available with all main providers. Some limited indoor coverage.

* Information provided by Ofcom checker and isn't guaranteed. Mosley Jarman take no responsibility for inaccuracies and advise potential buyers to do their own checks before committing to purchase.

** Information provided by GOV.UK

Postcode: **SK7 1JR**

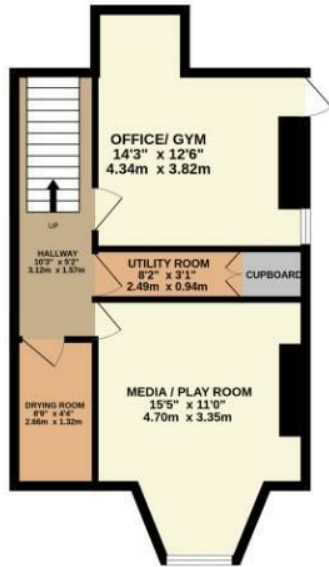
What 3 Words: **young.maps.draw**

Council Tax Band: **F**

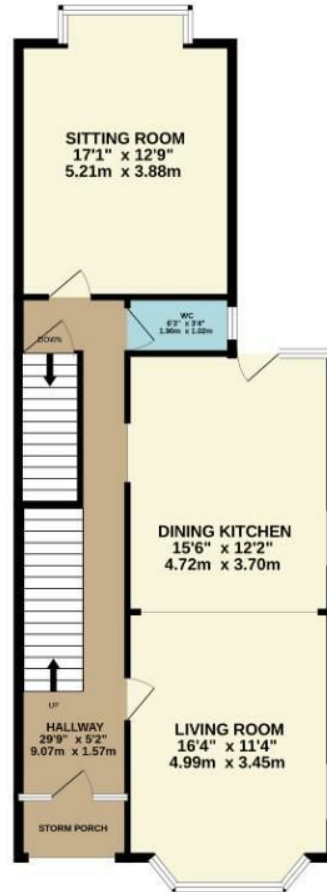
EPC Rating: **D**

Tenure: **Freehold**

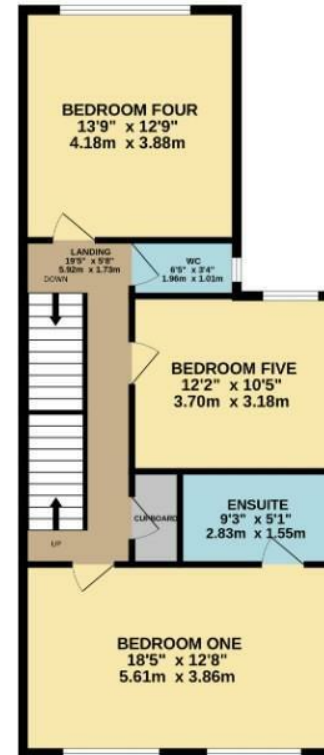
BASEMENT
460 sq.ft. (42.7 sq.m.) approx.



GROUND FLOOR
822 sq.ft. (76.4 sq.m.) approx.



1ST FLOOR
724 sq.ft. (67.2 sq.m.) approx.



2ND FLOOR
639 sq.ft. (59.3 sq.m.) approx.



TOTAL FLOOR AREA : 2644 sq.ft. (245.6 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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PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.