

# 30 Sunningdale Drive

Bramhall, Cheshire, SK7 2LJ



*mosley jarman*





**30 Sunningdale Drive, Bramhall,  
Cheshire, SK7 2LJ**

**Offers Over £350,000**

An extremely well presented three-bedroom semi-detached family home situated in a popular residential location which forms part of the 'Dairyground Estate' conveniently located close to Bramhall High School, Ladybrook Primary School and The Ladybrook Valley as well as being within walking distance of Bramhall village and Train Station. The property benefits from UPVC double glazing and gas fired central heating (run by a condensing boiler). The accommodation includes; entrance hallway, living room (with gas fire), dining room, modern kitchen (with cooker, hob, fridge, freezer and dual aspect windows), large conservatory (with access to the garden and plumbing for washing machine and tumble dryer), landing (with loft access), three well-proportioned bedrooms (with fitted wardrobes to the master) and a shower room (with vanity sink unit and heated towel rail).



- A well-presented three-bedroom semi-detached family home
- UPVC double glazing
- Driveway and enclosed South East facing rear garden
- Gas-fired central heating
- Within walking distance of Bramhall village and train station
- Stunning conservatory
- Catchment for Ladybrook Primary School and Bramhall High School
- NO CHAIN





### The Grounds and Gardens

A driveway to the front provides off road parking whilst to the rear of the property is a garden which is mostly laid to lawn with a shed and patio area.

### 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 Hall 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 Bramhall 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 - Very Low Risk (Surface water). Very Low Risk (sea and rivers)\*\*  
Water Meter - tbc  
Freehold  
Broadband providers - Openreach- FTTC (Fibre to the Cabinet). You may also be able to obtain broadband service from these Fixed Wireless Access providers covering your area for Openreach, Virgin Media and Brsk.  
Mobile providers- Mobile coverage at the property available with all main providers\*. 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 2LJ**

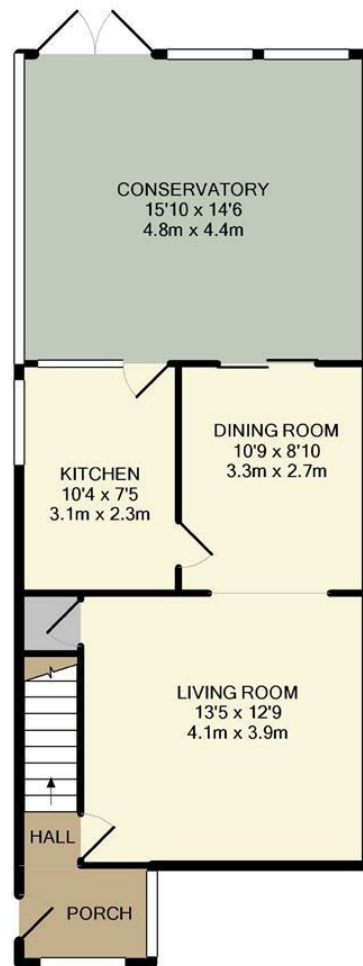
What 3 Words: **haven.fact.piano**

Council Tax Band: **C**

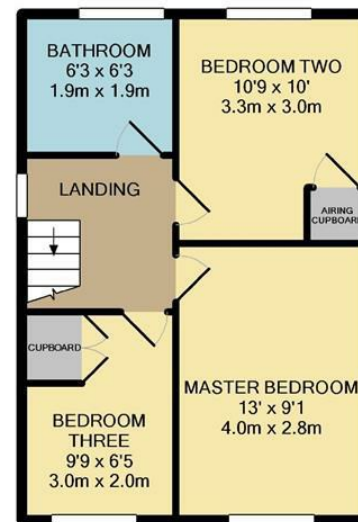
EPC Rating: **D**

Tenure: **Freehold**





GROUND FLOOR  
APPROX. FLOOR  
AREA 648 SQ.FT.  
(60.2 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 387 SQ.FT.  
(35.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 1035 SQ.FT. (96.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.

Made with Metropix ©2018

226 Moss Lane, Bramhall, Cheshire, SK7 1BD

Email: [bramhall@mosleyjarman.co.uk](mailto:bramhall@mosleyjarman.co.uk)

T: 0161 439 5658

[www.mosleyjarman.co.uk](http://www.mosleyjarman.co.uk)

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.

*mosley jarman*