

5 Holly Road  
Bramhall, Cheshire, SK7 1HH



mosley jarman



**5 Holly Road, Bramhall, Cheshire, SK7 1HH**

**Guide Price £685,000**

A most attractive four bedroom detached home built in 1908 and situated in the hugely desirable Syddal Park conservation area. It offers lots of original features and period character and sits proudly on a corner plot barely a stone's throw from the heart of Bramhall village.

Positioned centrally in a wide plot the property is approached via a gated pathway or a large driveway set at the side in front of a detached garage. The front door sits centrally under a charming covered porch and leads to the impressive reception hallway with turning staircase leading to the first floor. High ceilings command attention and run throughout the property, as does the beautiful encapsulated stained glass. There are 3 generous reception rooms all enjoying attractive garden views, whilst the kitchen forms part of the extended section of the property and is a modern space with units and drawers sitting under granite worktops. Off the kitchen sits a generous utility room and WC and a door leading to the rear of the house.

On the first floor the landing leads to four bedrooms, the family bathroom and a WC. The master bedroom boasts a bay window with views over the garden, and there is a further 2 double rooms and a single. The family bathroom is a modern suite with wash hand basin and bath with shower over.

- 4 BEDROOMS
- 3 RECEPTION ROOMS
- CLOSE TO BRAMHALL VILLAGE CENTRE
- AMPLE OFF ROAD PARKING
- CORNER PLOT POSITION
- SYDDAL PARK CONSERVATION AREA
- DETACHED GARAGE
- FULL OF CHARACTER AND CHARM



### Grounds and Gardens

The generous lawned gardens span the front of the property and extend down the right hand side and are enclosed by brick and fenced walls which offer a surprising level of privacy from which to enjoy the sunshine. To the right of the property is a generous driveway providing ample off road parking and even space for a caravan and access to the detached garage.

### 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. Bramall Hall is the area's most famous landmark, one of England's greatest 14th century manors. Centre piece to Bramall Hall Park, it is set in 70 acre grounds of parkland, woods, lakes, and gardens, playing host to its 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, Bramall 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

Mains - Gas, electric, water and drains

Property Construction- Brick built with tiled roof

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

Water Meter- No

Freehold

Broadband providers - Openreach- FTTP (Fibre to the premisis) you may also be able to obtain broadband service from these Fixed Wireless Access providers covering your area for 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.

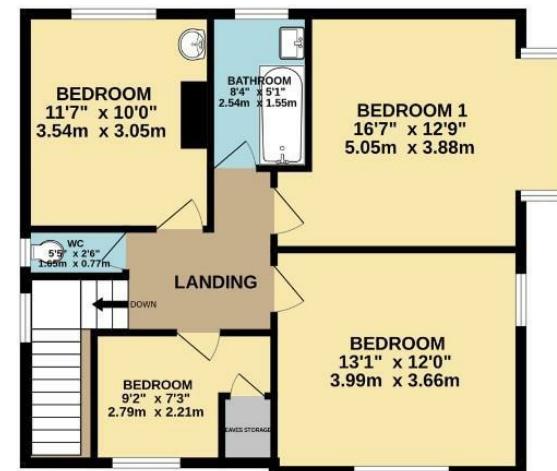
\*\* Information provided by GOV.UK

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|-------------------|--------------------|
| Postcode:         | SK7 1HH            |
| What 3 Words:     | chill.goats.jacket |
| Council Tax Band: | F                  |
| EPC Rating:       | D                  |
| Tenure:           | Freehold           |

GROUND FLOOR  
1055 sq.ft. (98.0 sq.m.) approx.



1ST FLOOR  
670 sq.ft. (62.3 sq.m.) approx.



TOTAL FLOOR AREA : 1726 sq.ft. (160.3 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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