

**4 Midland Road**  
Cheshire, SK7 3DR



*mosley jarman*









## 4 Midland Road, Bramhall, Cheshire, SK7 3DR

**£550,000**

A wonderful opportunity to acquire this handsome detached home towards the Bramhall Lane South end of Midland Road, and boasting a particularly generous rear garden. The property has been well maintained by the current owner, but still offers exciting potential for improvement and potential extension if desired. Situated within easy reach of Bramhall Park and a short drive to the village, it also is ideally located within a walking distance of both Woodsmoor and Davenport Railway Stations.

The house is accessed via a long driveway and garden frontage and comprises an entrance porch leading through to the spacious hallway. There is a bay fronted dining room overlooking the front garden, whilst set to the rear is the stylish lounge which opens through to a conservatory extension which overlooks the rear garden. The 18ft long breakfast kitchen is fitted with a comprehensive range of floor and wall units which houses an integrated double oven, gas hob, dishwasher and fridge freezer, with space for a washing machine and dryer. A side door opens to the driveway.

On the first floor the landing gives access to 3 particularly well proportioned bedrooms, all with built in wardrobes, and the family bathroom which has a corner bath and separate shower enclosure.

- HANDSOME DETACHED FAMILY HOME
- CONSERVATORY EXTENSION
- WALKING DISTANCE TO WOODMOOR AND DAVENPORT STATIONS
- WONDERFUL SCOPE FOR EXTENSION
- LARGE REAR GARDEN
- CLOSE TO BRAMHALL PARK
- LONG DRIVEWAY AND DETACHED GARAGE









## Grounds and Gardens

There is a large garden and driveway frontage with mature tree lined front boundary giving the property an excellent degree of privacy from the road. The driveway extends down the side of the house with gated access through to the rear garden and a detached garage. The rear garden is particularly large with mature shrub and tree filled borders, a large patio adjacent to the house, expansive lawned areas and houses a wonderful timber summer house.

## 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 -Very Low Risk (Surface water). Very Low Risk (sea and rivers)\*\*

Water Meter- Yes

Freehold

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\*

\* 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 3DR**

What 3 Words: **Add Text Here**

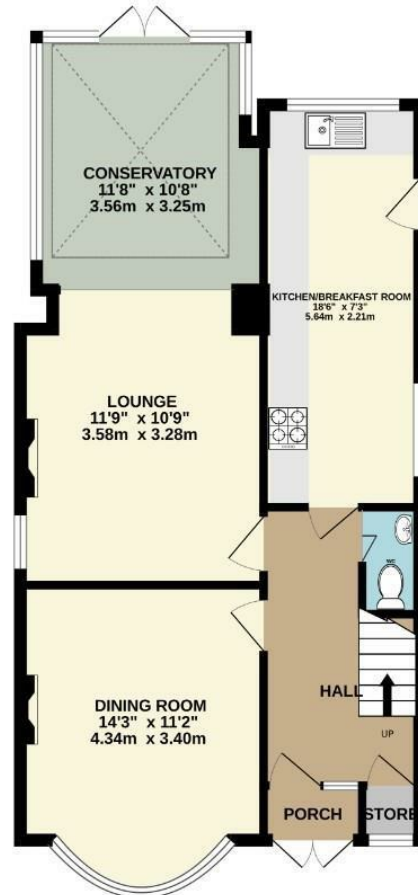
Council Tax **E**

Band: **Freehold**

EPC Rating:

Tenure:

GROUND FLOOR  
647 sq.ft. (60.1 sq.m.) approx.



1ST FLOOR  
456 sq.ft. (42.3 sq.m.) approx.



TOTAL FLOOR AREA: 1102 sq.ft. (102.4 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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