

19 Brixham Walk

Bramhall, Cheshire, SK7 2QH



mosley jarman





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Offers In Excess of £230,000

A superb opportunity to acquire a very attractively priced mid terraced home on the edge of the ever popular Dairyground estate, close to Bramhall High and Pownall Green Primary. The property is in need of a general program of refurbishment and has been priced to appeal to those who are looking for a property to put their own stamp on though does have new carpet in the bedrooms, stairs and landing. Tucked away in an excellent cul de sac position and also benefitting from a garage in a detached block, this excellent opportunity is bound to be snapped up.

Accessed via a small garden frontage, the property comprises a spacious entrance porch with a cupboard housing the gas and electric meters, leading through to the 18ft long lounge/ diner with its large picture window to the front and turning staircase up to the first floor. Positioned at the rear is the kitchen, in need of an overhaul, it's fitted with a range of floor and wall units, has a cupboard housing a combi boiler and a door leading out to the rear garden.

On the first floor the landing leads to the largest bedroom at the front, a second double bedroom at the rear and the bathroom positioned between the bedrooms. The loft space can be accessed via a pull down ladder from the landing.

- ATTRACTIVELY PRICED TERRACED HOME
- LOUNGE/ DINER
- CUL DE SAC POSITION
- CLOSE TO POWNELL GREEN PRIMARY
- 2 DOUBLE BEDROOMS
- GARAGE
- CLOSE TO BRAMHALL HIGH
- REFURBISHMENT OPPORTUNITY





Ground and Gardens

There is a small garden frontage, whilst to the rear is an enclosed rear garden, paved for low maintenance, with panel fence surround and a gate to the rear giving access towards the 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. 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-TBC

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*. 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 2QH**

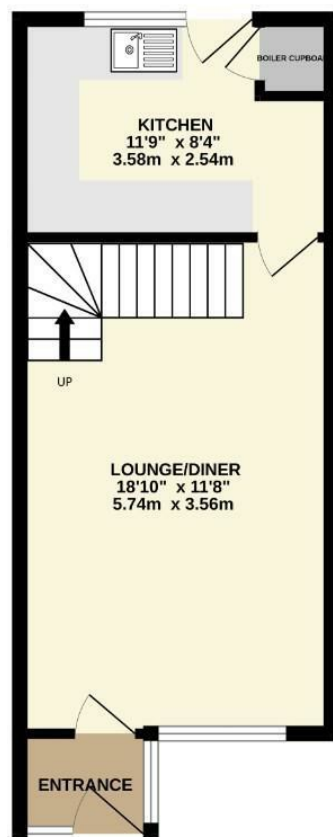
What 3 Words: **years.minus.work**

Council Tax Band: **B**

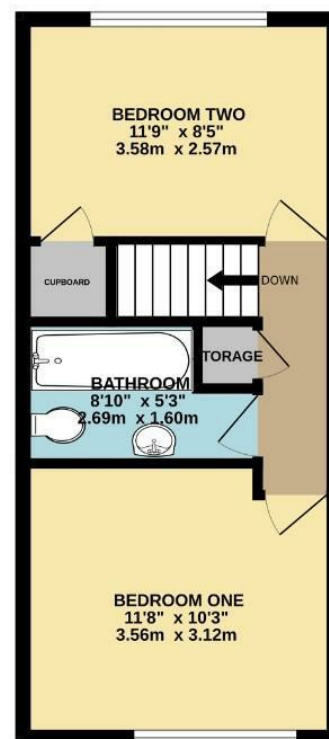
EPC Rating: **C**

Tenure: **Freehold**

GROUND FLOOR
340 sq.ft. (31.6 sq.m.) approx.



1ST FLOOR
323 sq.ft. (30.0 sq.m.) approx.



TOTAL FLOOR AREA: 663 sq.ft. (61.6 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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