

**19 Bramley Road**  
Bramhall, Cheshire, SK7 2DW



*mosley jarman*





## 19 Bramley Road, Bramhall, Cheshire, SK7 2DW

**Offers In Excess Of £800,000**

An attractive, extended and stylishly presented four double bedroom three bathroom (two en-suite) bay fronted detached family home situated in a popular and convenient central Bramhall location within a short walk of the village, train station and Pownall Green Primary School. This spacious family home enjoys 3 separate reception rooms in addition to the large kitchen/ diner and also also enjoys an excellent garden and driveway frontage, and mature rear gardens which are bound to appeal.

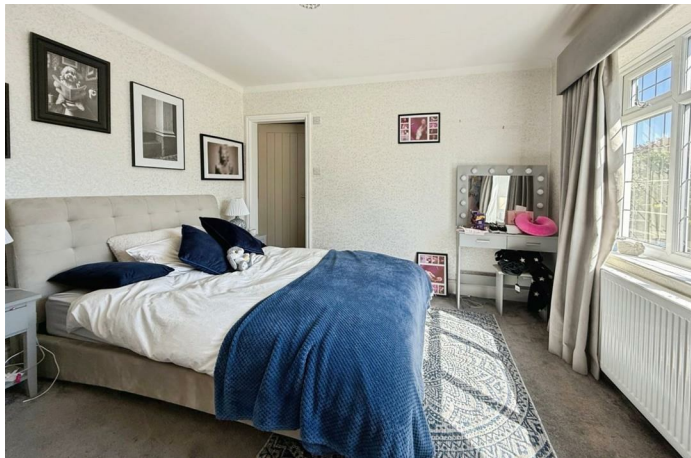
The accommodation includes a covered porch, hall (with downstairs cloakroom), dining room (with oak flooring, inglenook with cast iron fireplace, limestone surround and inset living flame gas fire), living room (with Karndean flooring, bay window with plantation shutters, contemporary gas fire and limestone surround), study/office, gym (previously the garage), stunning living kitchen (providing an ideal family/entertaining area with ample space for cooking, dining and lounging). The kitchen area is fitted with Shaker style cream units and there is a large central island unit, range cooker, dishwasher and bi-folding doors opening to the rear. The living space has a large glass roof lantern and French doors which open to the rear garden. Utility room (fitted with modern units and space for appliances) and there is a downstairs w.c.

The first floor landing (with loft access hatch with pull down ladder leading to a boarded loft with a light) provides access to the principal bedroom (with stylish fitted wardrobes) with en-suite shower room (with walk in shower, white sanitary ware and tiled wall and floor), three further double bedrooms (one with modern fitted wardrobes and one with a luxurious en-suite shower room with walk in shower with glass screen and thermostatic fittings within, white sanitary ware and fully tied) and a main bathroom (fitted with white sanitary ware with glass shower screen).



- Central Bramhall Village location
- Four double bedrooms and three bathrooms (two en-suite)
- Spacious living kitchen (with island and bi-folding doors)
- Three reception rooms
- Downstairs w.c, utility, study and gym
- Block paved driveway and private established gardens





### Grounds and Gardens

To the front is a block paved driveway with sliding gated providing ample off road parking alongside a lawn with mature hedge front boundary. The rear garden is an attractive, enclosed space which benefits from a paved patio, shaped lawn and well stocked plant and tree borders. Outside lighting, power and a timber shed.

### 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 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, 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

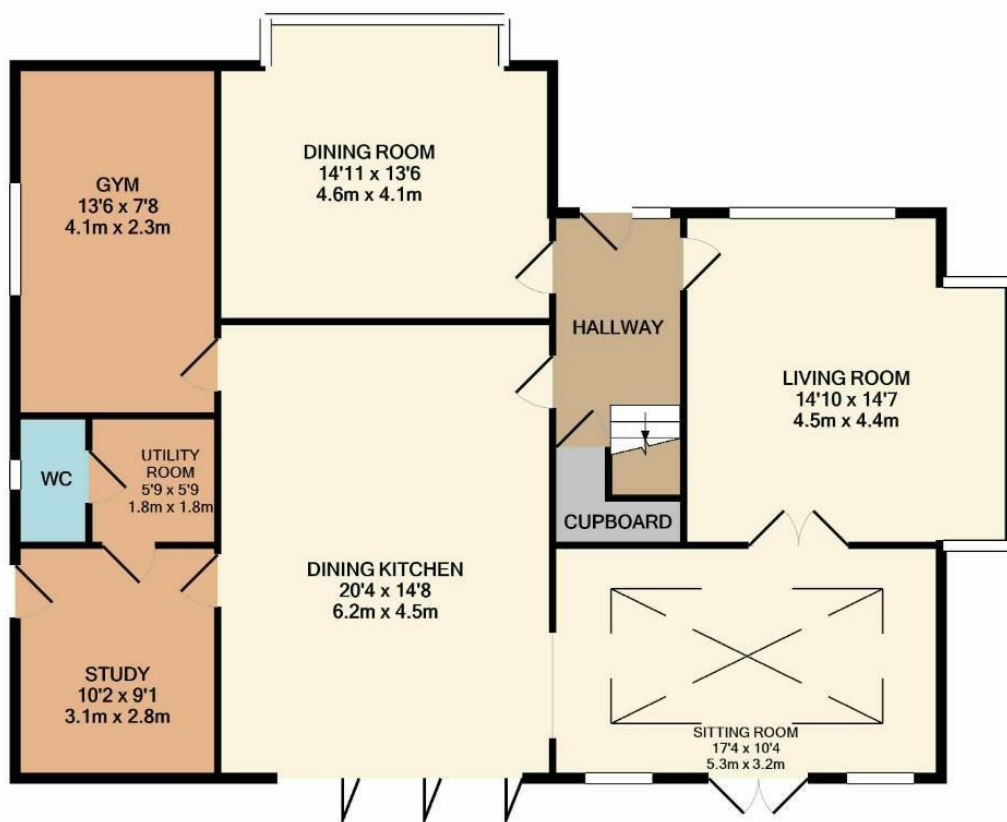
main line from Manchester to London via Macclesfield and Stoke on Trent, with local trains bound for Manchester Piccadilly also stopping at Bramhall and it's just 23 minutes into the city centre. Bramhall is easily accessible via M60 and M6 motorways and local buses are plentiful.

### Important Information

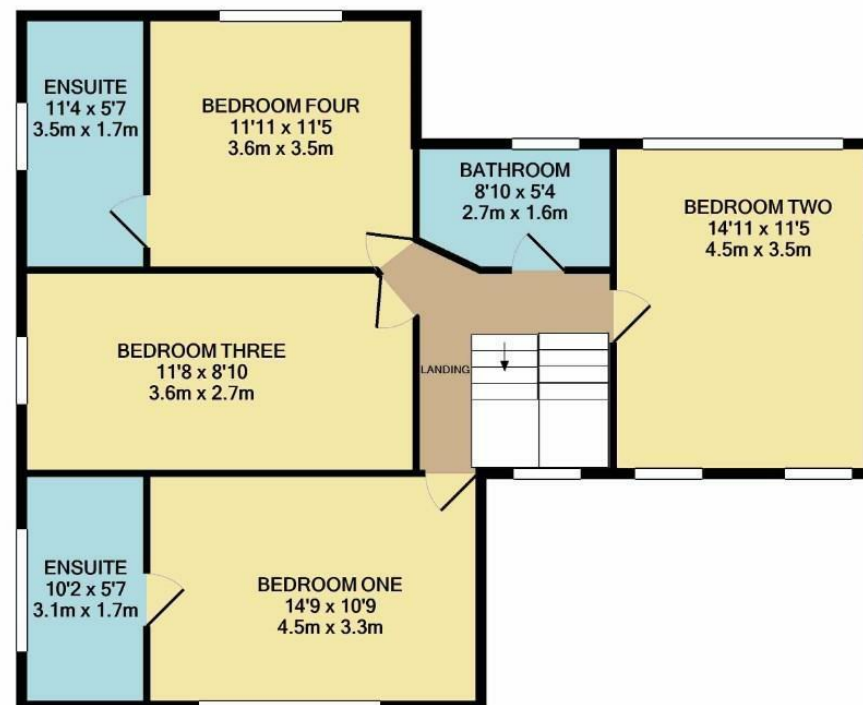
Heating - Gas powered Central heating  
Mains - Gas, Electric, waters and drains  
Property Construction- Brick built with tiled roof  
Flood Risk - Very Low Risk (Surface water), Very Low Risk (sea and rivers)  
Water Meter - Present at property  
Leasehold - 903 years remaining  
Broadband providers - Openreach- FTTP (Fibre to 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 and outdoor 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 2DW
What 3 Words:	wipe.kings.softly
Council Tax Band:	E
EPC Rating:	D
Tenure:	Leasehold





GROUND FLOOR  
APPROX. FLOOR  
AREA 1255 SQ.FT.  
(116.6 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 869 SQ.FT.  
(80.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 2124 SQ.FT. (197.4 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.  
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