

23 Patch Lane

Bramhall, Cheshire, SK7 1HX



mosley jarman



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Offers Over £800,000

An extremely spacious and extended four double bedroom, two bathroom detached family home situated on a large plot in a superb residential location on a quiet cul de sac within a short walk of Bramhall village, train station and within the catchment area for Moss Hey Primary School and Bramhall High School. For developer clients, Planning permission has also been granted to replace the house with TWO detached family homes (planning ref: DC/083954).

The property benefits from UPVC double glazing, gas fired central heating, off road parking for several cars, integral double garage and large South facing garden. In addition the property is offered for sale with no onward chain.

The accommodation includes; entrance hallway (with under stairs storage), dual aspect living room (with inglenook), dining room, conservatory, kitchen, sitting room (with potential to knock through to the kitchen to create a dining kitchen), utility room and a integral garage (with lights and power and electric door). To the first floor is a landing (with storage), master bedroom (with fitted wardrobes and ensuite bathroom), three further double bedrooms and a large family bathroom.

- Cul de sac location
- Three reception rooms
- Catchment area for Moss Hey Primary School and Bramhall High School.
- Off road parking for several cars and integral double garage
- Two bathrooms
- Utility room and down stairs wc
- South facing garden
- Planning permission in place for two detached properties - DC/083954
- No onward chain



The Grounds and Gardens

To the front of the property is a driveway which provides off road parking for several cars and leads to the integral garage. To the rear of the property is well established South facing garden (which is mainly laid to lawn with planted shrubs and borders and paved patio).

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

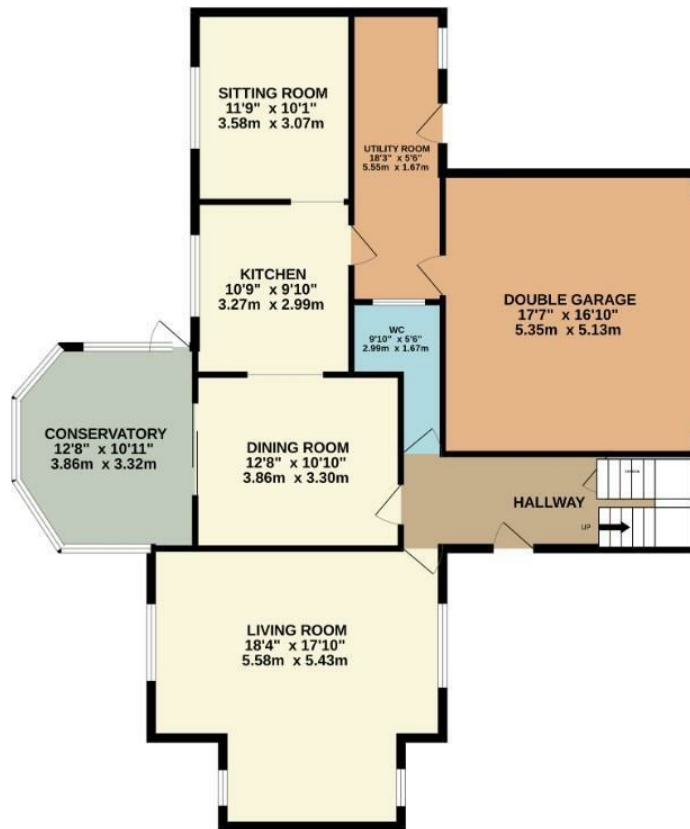
Heating - Gas fired central heating
Mains - Gas, Electric, waters and drains
Property Construction - Brick built with tiled roof
Flood Risk - Medium (Surface water), Very Low Risk (sea and rivers)
Water Meter - No
Freehold
Broadband providers - Openreach- FTTP (Fibre to Premises). You may also be able to obtain broadband service from these Fixed Wireless Access providers covering your area for 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.

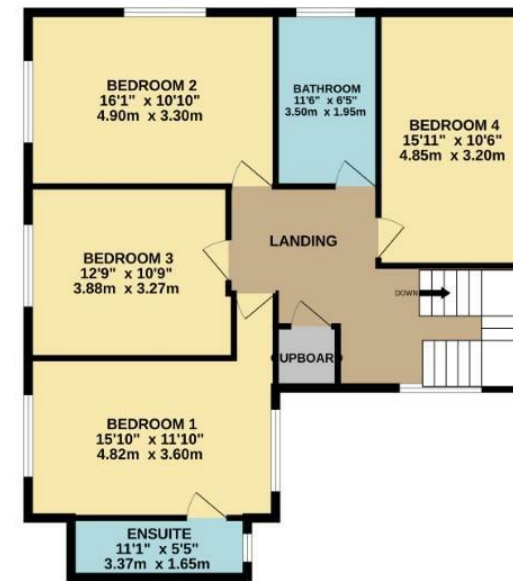
**Information provided by GOV.UK

Postcode: **SK7 1HX**
What 3 Words: **above.linked.socket**
Council Tax Band: **G**
EPC Rating: **D**
Tenure: **Freehold**

GROUND FLOOR
1313 sq.ft. (122.0 sq.m.) approx.



1ST FLOOR
913 sq.ft. (84.8 sq.m.) approx.



TOTAL FLOOR AREA : 2226 sq.ft. (206.8 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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