

140 Seal Road  
Bramhall, Cheshire, SK7 2LE



*mosley jarman*



## 140 Seal Road, Bramhall, Cheshire, SK7 2LE

**Offers Over £350,000**

A superbly presented and extended three bedroom semi-detached family home situated on the popular 'Dairyground' Estate in a convenient location close to Bramhall village, train station and within catchment area for Ladybrook Primary School and Bramhall High School. The property benefits from UPVC double glazing, gas fired central heating, off road parking and a detached garage.

The accommodation comprises; an entrance hallway leading through to a well-proportioned living room, which flows seamlessly into a bright and airy dining room which is an ideal space for everyday living. The property also features a stylish kitchen fitted with a range of matching wall and base units, complemented by integrated appliances. To the rear, a conservatory connects both the kitchen and dining area, creating a versatile additional living space filled with natural light, perfect for hosting or relaxing while overlooking the garden.

To the first floor, the landing provides access to the loft via a pull-down ladder, leading to a boarded space with lighting - ideal for additional storage. There are three well-proportioned bedrooms, with both the master bedroom and bedroom two benefiting from fitted storage. The accommodation is completed by a modern family bathroom.

- A superbly presented and extended semi-detached family home
- Situated on the popular 'Dairyground' Estate in a convenient location
- Located within the catchment area for Ladybrook Primary School and Bramhall High School
- Off-road parking
- Three bedrooms
- Within close proximity to Bramhall village and the train station
- UPVC double glazing and gas-fired central heating
- Detached garage



#### The Grounds and Gardens

To the front of the property is a well-maintained lawn with a variety of bushes and shrubs, creating an attractive outlook. A driveway provides convenient off-road parking. To the rear, the garden features a lawn, an array of bushes and shrubs, a patio area ideal for outdoor seating and a detached garage.

#### 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 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 Bramhall Park 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

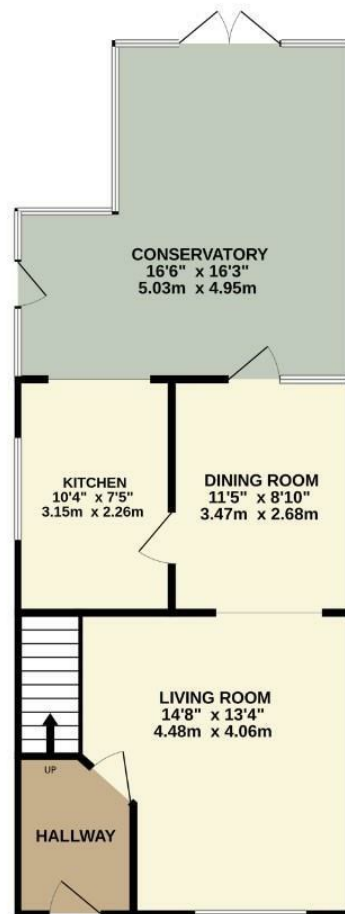
Heating - Gas powered Central heating  
 Mains - Gas, Electric, waters and drains  
 Property Construction- Brick built with tiled roof  
 Flood Risk - Very Low Risk (Surface water), Very Low Risk (sea and rivers)  
 Water Meter - No  
 Freehold  
 Broadband providers - Openreach- FTTP (Fibre to Premises) / You may also be able to obtain broadband service from these Fixed Wireless Access providers covering your area for 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 2LE**  
 What 3 Words: **tones.years.stone**  
 Council Tax Band: **C**  
 EPC Rating: **TBC**  
 Tenure: **Freehold**

GROUND FLOOR  
654 sq.ft. (60.7 sq.m.) approx.



1ST FLOOR  
390 sq.ft. (36.2 sq.m.) approx.



TOTAL FLOOR AREA: 1044 sq.ft. (97.0 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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