

21 Sandiway
Bramhall, Cheshire, SK7 3BP



mosley jarman





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£650,000

An wonderful opportunity to acquire this chain free home in a very sought after Bramhall location, just a short walk to Bramhall Park and within the catchment of Neville Road Primary school. Offering excellent scope for improvement or development (subject to any necessary consents), this much loved home enjoys a lovely mature garden plot, and will appeal to both downsizers with it's downstairs bedroom and bathroom, as well as family buyers looking for a home that could grow with them.

Accessed via an enclosed porch entrance, the property comprises a spacious hallway leading to the lounge which is positioned at the rear with sliding patio doors leading to the rear garden and a second window to the side elevation. The breakfast kitchen is also positioned at the rear with patio doors leading out, and has a range of floor and wall units with an integrated double oven and halogen hob with space for a fridge, freezer and dishwasher. A door opens to rear porch with a door to the side. Positioned at the front is a generous double bedroom with built in wardrobes and drawer units and on the other side of the hallway is a useful down stairs shower room.

On the first floor the landing leads to 2 further double bedrooms and the family bathroom. A large storage cupboard has a door at the back opening to useful eaves storage.



- EXCITING OPPORTUNITY
- DORMER BUNGALOW
- DRIVEWAY AND INTEGRATED GARAGW
- WONDERFUL SCOPE FOR DEVELOPMENT
- MATURE PLOT
- BREAKFAST KITCHEN
- VERY SOUGHT AFTER LOCATION
- CHAIN FREE SALE





Grounds and Gardens

To the front is a generous garden frontage alongside the driveway which provides ample off road parking and leads to the integrated garage. There is gated access down the side leading to the rear garden. With a patio area adjacent to the rear of the property, directly accessible from the lounge and kitchen, this lovely mature garden enjoys a Westerly aspect. with mature lawn, well stocked beds and borders with mature tree's.

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 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

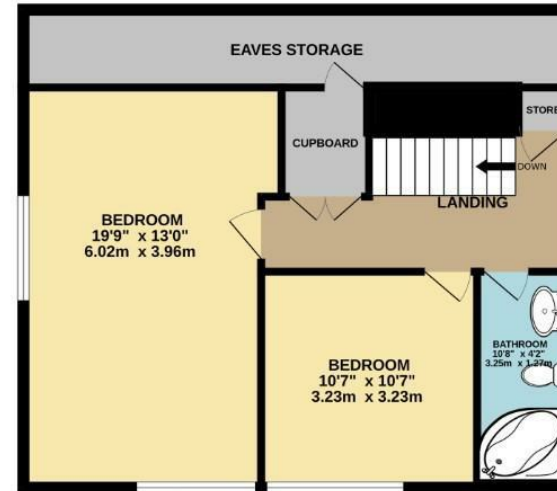
Heating - Gas fired central heating
 Mains - Gas, Electric, waters and drains
 Property Construction - Brick built with tiled roof
 Flood Risk - Very Low Risk (Surface water), Very Low Risk (sea and rivers)
 Water Meter - Yes
 Freehold
 Broadband providers - Openreach- FTTC (Fibre to Cabinet) - FFTP (Fibre to the Premises) - available to order. 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
 If you purchase a property through our agency, we will charge an administration fee which includes a contribution towards Anti-Money Laundering (AML) compliance checks, identity verification and our ongoing monitoring obligations in accordance with current Anti-Money Laundering legislation and regulations. Please contact the branch for further information.

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| Postcode: | SK7 3BP |
| What 3 Words: | bind.acute.skills |
| Council Tax Band: | E |
| EPC Rating: | tbc |
| Tenure: | Freehold |

GROUND FLOOR
941 sq.ft. (87.4 sq.m.) approx.



1ST FLOOR
620 sq.ft. (57.6 sq.m.) approx.



TOTAL FLOOR AREA: 1561 sq.ft. (145.0 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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