

6 Severn Drive

Bramhall, Cheshire, SK7 1EX



mosley jarman



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Offers Over £475,000

A well-appointed three bedroom detached family home, ideally situated within a highly sought-after residential area close to Bramhall village and within the catchment for Moss Hey Primary School and Bramhall High School. The property benefits from uPVC double glazing, gas-fired central heating via a combination boiler, off-road parking, a detached garage and a beautiful South facing garden. In addition, the property occupies a generous corner plot, offering excellent potential for side and rear extensions, subject to the necessary planning permissions.

The accommodation comprises an entrance hallway with useful understairs storage, a spacious living room featuring a bay window and electric fireplace, and sliding doors leading through to the dining room, creating a flexible open-plan feel when desired.

The kitchen is fitted with a range of matching wall and base units and benefits from a breakfast bar, space for freestanding appliances, and a side door providing access to the rear garden.

To the first floor, a central landing leads to three well-proportioned bedrooms and a family bathroom, fitted with a bath with shower over, heated towel rail, and wash hand basin. The property also benefits from a separate WC, adding further convenience for family living.



- A well-presented detached family home
- Situated in a sought after residential location
- Generous corner plot position, providing excellent potential for side and rear extensions (subject to the necessary planning permissions)
- gas-fired central heating
- Detached garage
- Three-bedroom
- Highly regarded school catchment area, including Moss Hey Primary School
- uPVC double glazing
- Beautiful south-facing rear garden



The Grounds and Gardens

To the front of the property is a beautifully maintained garden, featuring a well-kept lawn, mature shrubs and planted borders, together with off-road parking. To the rear, the property enjoys an immaculate south-facing garden, predominantly laid to lawn and complemented by an attractive selection of mature bushes and shrubs. Additional benefits include two garden sheds, a detached garage, and further off-road parking to the rear. Occupying a generous corner plot, the property also offers excellent potential for extension to both the side and rear, subject to the necessary planning permissions, providing an exciting opportunity for future development and enhancement.

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 it's own SK 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- yes

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 EE, Three*

Mobile providers- Mobile coverage at the property available with all main providers*. (Some limited indoor coverage).

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.

** 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 1EX**

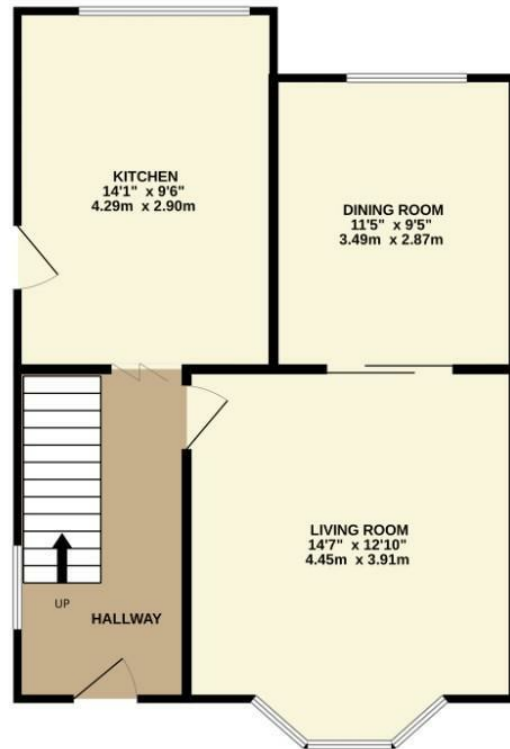
What 3 Words: **normal.claims.daring**

Council Tax Band: **D**

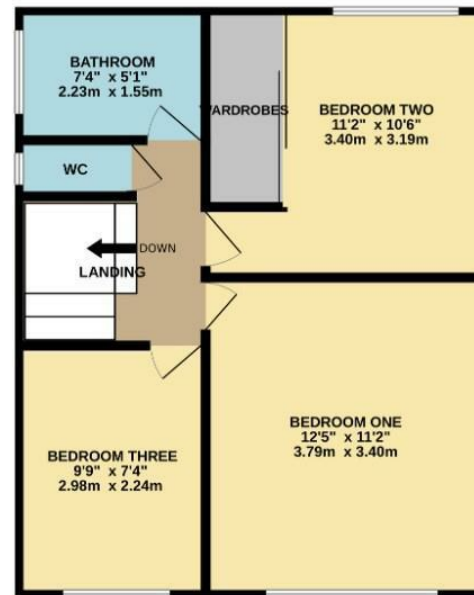
EPC Rating: **D**

Tenure: **Freehold**

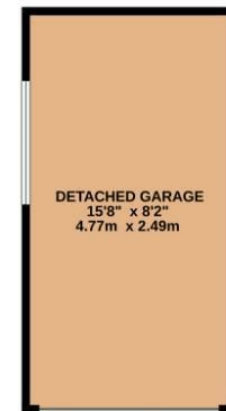
GROUND FLOOR
511 sq.ft. (47.5 sq.m.) approx.



1ST FLOOR
424 sq.ft. (39.4 sq.m.) approx.



2ND FLOOR
128 sq.ft. (11.9 sq.m.) approx.



TOTAL FLOOR AREA : 1063 sq.ft. (98.8 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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