

28 Grange Road
Bramhall, Cheshire, SK7 3BD



mosley jarman



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Offers Over £800,000

An attractive, extended, and beautifully presented four double bedroom, two bathroom double fronted detached family home, ideally positioned within easy walking distance of Bramhall Park and located in the school catchment area for the highly regarded Nevill Road Primary School. This impressive home blends original 1930's charm with modern features and benefits from an in-and-out driveway providing ample off-road parking, UPVC double glazing, gas-fired central heating, new roof (2023) and a private south-facing rear garden. The accommodation comprises; an enclosed porch leading into a spacious entrance hallway with stairs to the first floor. A well-proportioned living room, featuring an attractive Inglenook fireplace and a large bay window that floods the room with natural light. The dining room, with its dual aspect, provides an excellent space for formal entertaining. At the heart of the home is a modern open-plan dining kitchen, designed with both family life and entertaining in mind. It benefits from a large central island, high-quality Neff integrated appliances, electric underfloor heating and elegant finishes. Bi-fold doors open directly onto the rear garden, creating a seamless indoor-outdoor living space. In addition, there is a family room offering flexibility as a playroom, snug, or home office, along with a utility room (with space and plumbing for appliances) and a convenient downstairs WC. On the first floor, a bright and spacious landing gives access to all four bedrooms. The master bedroom is particularly impressive, with floor-to-ceiling fitted wardrobes, a bay window, dual aspect views, and a contemporary en-suite shower room. There are three further well-proportioned bedrooms, each with ample natural light, and a stylish family bathroom featuring a bath with double overhead shower, heated towel rail, and a modern vanity sink unit.

- An attractive, extended and double-fronted detached family home
- Beautifully presented throughout
- Within the catchment area for the highly regarded Nevill Road Primary School
- In-and-out driveway providing ample off-road parking and electric car charging point
- Private south-facing rear garden
- Four double bedrooms and two-bathrooms (one en-suite)
- Ideally located within walking distance of Bramhall Park
- Blends original 1930's charm with modern features
- UPVC double glazing and gas-fired central heating



The Grounds and Gardens

To the front of the property, an impressive in-and-out driveway provides off-road parking for several vehicles and creates a striking first impression. Mature hedges, trees, and established planting add both character and a high degree of privacy. To the rear, there is a generous south-facing garden which is mainly laid to lawn, making it an ideal space for families. A paved patio area offers the perfect spot for entertaining, while the size and orientation of the garden ensure plenty of natural light throughout the day.

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 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 - Present at property

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 3BD**

What 3 Words: **prime.final.joins**

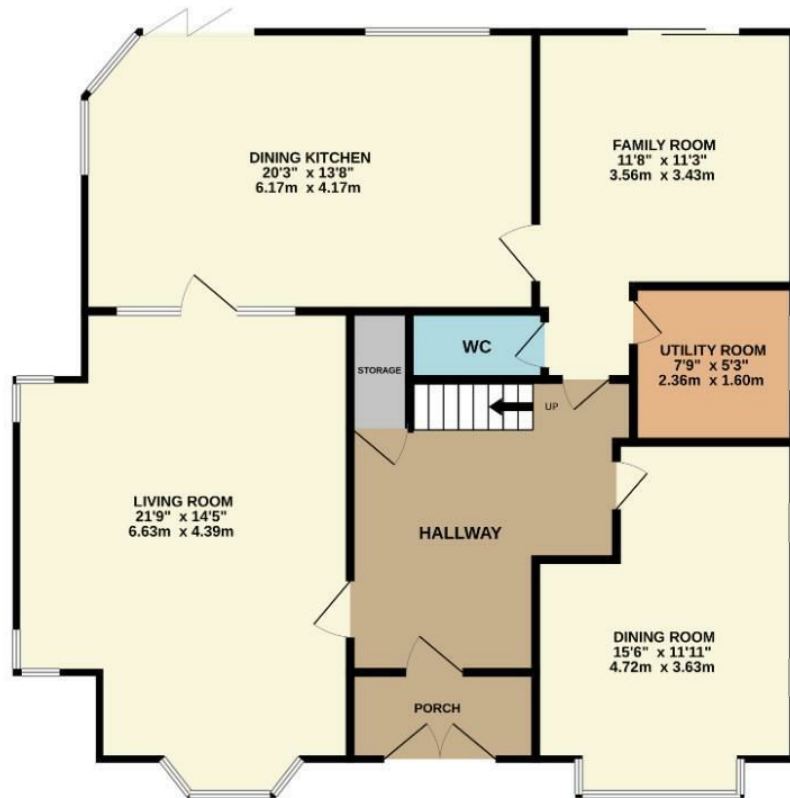
Council Tax Band: **G**

EPC Rating: **D**

Tenure: **tbc**

Freehold

GROUND FLOOR
1060 sq.ft. (98.5 sq.m.) approx.



1ST FLOOR
672 sq.ft. (62.4 sq.m.) approx.



TOTAL FLOOR AREA : 1732 sq.ft. (160.9 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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