

2 Maple Road  
Bramhall, Cheshire, SK7 2DH



*mosley jarman*



## 2 Maple Road, Bramhall, Cheshire, SK7 2DH

**Offers Over £475,000**

A superbly presented, extended and re-modelled three bedroom semi-detached family home situated in a central Bramhall Village location within a short stroll of local shops and within the school catchment area for Pownall Green Primary School and Bramhall High School. The property has recently undergone a programme of development and has been finished to the highest of standards, whilst also retaining original features and character. The property benefits from off road parking, re-wired, gas fired central heating (run by a combination boiler) and a large well established west facing garden. The accommodation includes; entrance hallway (with stairs leading to the first floor and storage), living room (with bay window and attractive fireplace), stunning living kitchen (fitted with matching wall and base units, integrated appliances, three Velux windows, triple glazed aluminium bi-fold doors and a dining area providing a fantastic space for entertaining). To the first floor there is a landing (with loft access), three bedrooms (two double with ornamental fireplaces and fitted storage) and a contemporary family bathroom (with tiles floor to ceiling, heated towel rail, vanity sink unit, LED Mirror, shower over bath and a muti function shower).



- A superbly presented and extended semi-detached family home
- Finished to an extremely high standard
- Two reception rooms
- West facing garden
- No onward chain
- Three bedrooms
- School catchment area for Pownall Green Primary School
- Off road parking
- Central village location
- Original features and character



### The Grounds and Gardens

To front of the property there is a driveway providing off road parking and a large hedge providing a high level of privacy. To the rear of the house there is a well-established West facing garden (which is mainly laid to lawn with planted shrubs and borders).

### 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 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 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- tbc

Freehold

Broadband providers - Openreach & Virgin- 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).

\*\*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 2DH**

What 3 Words: **burst.labs.ocean**

Council Tax Band: **D**

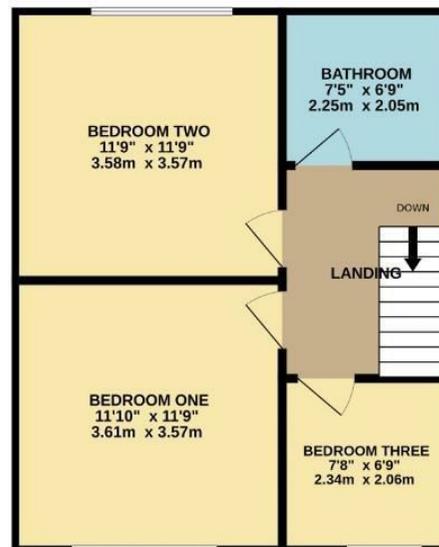
EPC Rating: **D**

Tenure: **Freehold**

GROUND FLOOR  
667 sq.ft. (62.0 sq.m.) approx.



1ST FLOOR  
448 sq.ft. (41.6 sq.m.) approx.



TOTAL FLOOR AREA: 1115 sq.ft. (103.6 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.  
Made with Metreplan 02025

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