

13 Keswick Drive
Bramhall, Cheshire, SK7 1DJ



mosley jarman





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£700,000

A significantly extended and tastefully appointed family home which enjoys a superb cul de sac location in a hugely desirable Bramhall location, just a short walk to the village and within the catchment for Moss Hey Primary and Bramhall High Schools. Boasting 4 double bedroom, 2 bathroom accommodation, it also enjoys a 28ft kitchen/ diner plus 2 further reception rooms, ample off road parking (with EV Charger) and gardens to the front, side and rear.

The layout is made up of a spacious hallway with attractive herringbone LVT flooring which extends through to the kitchen, utility and downstairs WC which is also off the hallway. A useful understairs cupboard doubles as a cloakroom. At the rear is the large kitchen/ diner with a large set of bi-folding doors leading out to the rear garden. The kitchen area houses an attractive range of units with quartz work surfaces and breakfast bar and houses an integrated oven, microwave/ combi oven, halogen hob, dishwasher, fridge/ freezer and wine chiller, whilst the dining space can hold a very large table and chairs. Off the dining space is a useful home office/ family room, whilst beyond the kitchen is the utility room which also has a door out to the rear garden as well as access to a useful store/ pantry.

On the first floor the landing leads to 4 double bedrooms, the principal bedroom being particularly spacious and enjoying a large dressing room as well as a striking en-suite, whilst the other bedrooms have use of the spacious family bathroom which has a large walk in shower in addition to a bath.



- SIGNIFICANTLY EXTENDED
- 4 DOUBLE BEDROOMS
- KITCHEN/ DINER
- GARDENS TO 3 SIDES
- CUL DE SAC LOCATION
- 2 BATHROOM
- LOUNGE AND OFFICE/ FAMILY ROOM
- DRIVEWAY WITH EV CHARGER





Grounds and Gardens

To the front of the property is a good sized block paved driveway giving ample off road parking and use of a wall mounted EV charger. Set to the side of the drive, behind a stylish fence is an artificial lawned area, perfect for children to kick a ball about and this area extends to a further raised garden area set to the side of the house, to the back of which is a shed. A paved pathway leads around the property connecting the gardens and leading to the rear where you'll find a good sized garden with a paved patio area, shaped lawn and raised borders, all surrounded by panel fencing.

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. Bramall Hall is the area's most famous landmark, one of England's greatest 14th century manors. Centre piece to Bramall 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

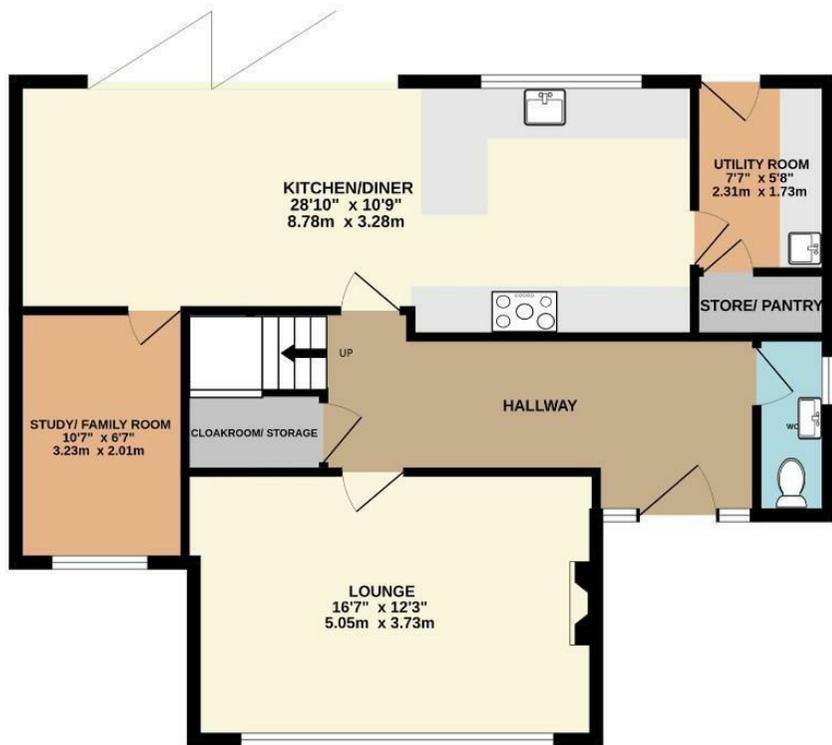
recreational space. Enjoy sports at Bramall Park Golf Club, Bramhall Golf Club, Bramhall Lane Lawn Tennis Club, Bramall Park Lawn Tennis Club and Stockport Hockey Club and keep fit at Total Fitness or David Lloyd. Manchester International Airport is just 6 miles away, Bramhall Railway Station is on the 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

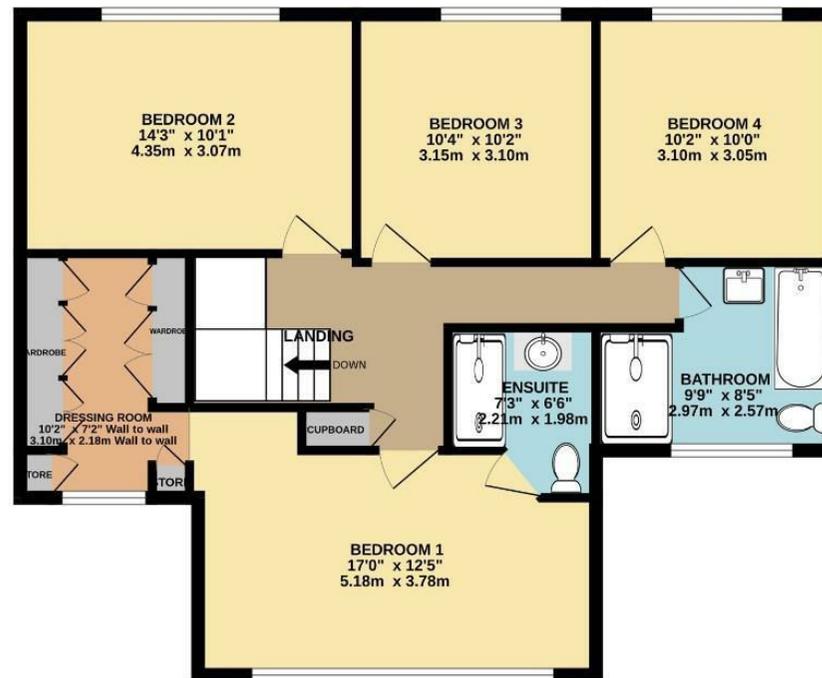
Heating - Gas central heating (radiators)
 Mains - Gas, Electric, waters and drains
 Property Construction- Brick built with tiled roof
 Flood Risk - Very Low Risk (Surface water). Very Low Risk (sea and rivers)**
 Water Meter- YES
 Freehold
 Broadband providers - Openreach- FTTP (Fibre to the Premises). 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*.
 * 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 1DJ
 What 3 Words: puts.copper.slice
 Council Tax Band: D
 EPC Rating: C
 Tenure: Freehold

GROUND FLOOR
804 sq.ft. (74.7 sq.m.) approx.



1ST FLOOR
808 sq.ft. (75.1 sq.m.) approx.



TOTAL FLOOR AREA : 1612 sq.ft. (149.7 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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