

# 19 Westby Close

Bramhall, Cheshire, SK7 2LZ



*mosley jarman*





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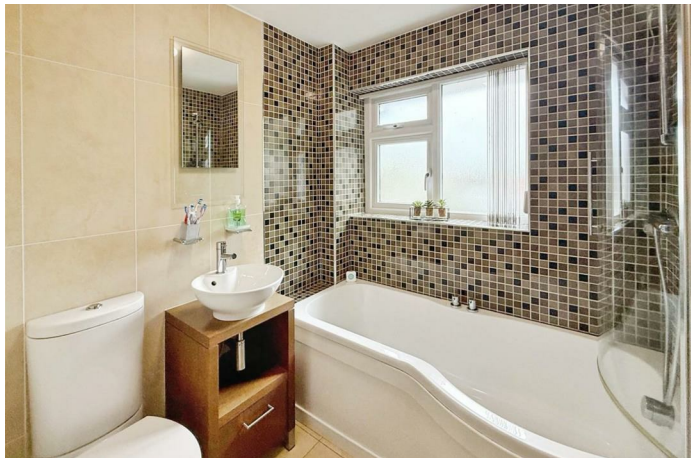
**£550,000**

A superbly presented and extended four bedroom, two bathroom semi-detached family home situated on a corner plot in a quiet cul-de-sac, close to local amenities, Bramhall village, train station and within the school catchment area for Ladybrook Primary School and Bramhall High School. The property has been thoughtfully updated and remodelled by the current owners to create a fantastic family home. The property benefits from UPVC double glazing, gas-fired central heating and off-road parking to the front. The accommodation is well laid out and begins with a porch leading into the entrance hallway. From here, the living room provides a reception space, ideal for relaxing. At the heart of the home is a truly impressive open-plan living kitchen, designed with both style and practicality in mind. It is fitted with a range of modern base units, range oven, a large central island with quartz worktops, an integrated wine cooler and a striking sky lantern that floods the room with natural light. Bi-folding doors open seamlessly onto the rear garden, and there is a space for dining, making this room perfect for day-to-day family living as well as entertaining friends and family. A separate sitting room offers additional flexibility, whether as a second lounge, playroom, or study. The utility room provides space for appliances and includes a convenient WC. Completing the ground floor is the garage store, currently set up as a home gym. To the first floor, a landing provides access to a generously sized master bedroom, complete with built-in wardrobes and a stylish en-suite bathroom featuring modern fixtures and fittings. There are three further double bedrooms and a modern family bathroom serves the remaining bedrooms, fitted with sanitaryware, a bath with shower over and tiling.



- A superbly presented four-bedroom two-bathroom semi-detached family home
- Situated on a corner plot in a quiet cul-de-sac
- Close to local amenities, Bramhall Village, train station
- School catchment for Ladybrook Primary School & Bramhall High School
- Off-road parking to the front
- UPVC double glazing and gas-fired central heating
- Stunning open-plan living kitchen
- Utility Room, downstairs WC and garage store





### The Grounds & Gardens

The property is situated at the end of a quiet cul-de-sac and features a driveway providing off-road parking with access to the garage store. To the rear, there is a private garden enjoying views over the school fields, with raised decking, a mainly lawned area, and a section of artificial lawn.

### 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. 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

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 - No  
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 Virgin Media, EE and 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 2LZ**

What 3 Words: **ever.bucket.stand**

Council Tax Band: **D**

EPC Rating: **TBC**

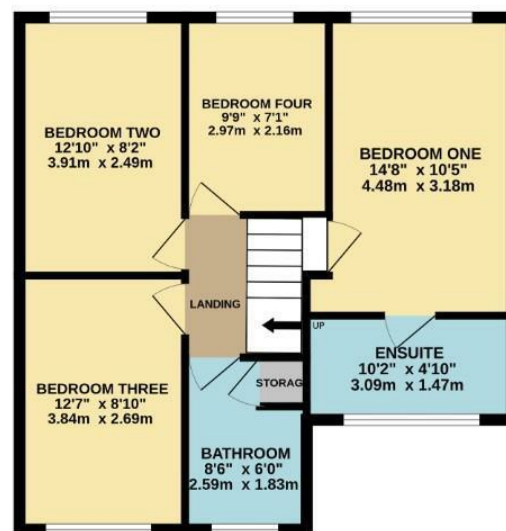
Tenure: **Freehold**



GROUND FLOOR  
918 sq.ft. (85.3 sq.m.) approx.



1ST FLOOR  
559 sq.ft. (52.0 sq.m.) approx.



TOTAL FLOOR AREA : 1477 sq.ft. (137.2 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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