

# 6 Sydney Road

Bramhall, Cheshire, SK7 1NH



*mosley jarman*



## 6 Sydney Road, Bramhall, Cheshire, SK7 1NH

**Offers Over £450,000**

A superbly presented and extended three-bedroom semi-detached family home located in the sought-after 'Little Australia' estate, within the catchment area of Queensgate Primary School and Bramhall High School. This property benefits UPVC double glazing, gas-fired central heating, off-road parking and a converted detached garage.

The accommodation includes; entrance hallway (with stairs to the first floor and a wc), spacious living room (with bay window), stunning open-plan kitchen (fitted with matching wall and base units, resin worktops, centre island, space for appliances and access to the rear garden). To the first floor there is a landing which leads to a master bedroom (with bay window), two additional bedrooms and a modern family bathroom (which includes a shower enclosure, bath, vanity sink unit, and a heated towel rail).

- A superbly presented and extended semi-detached family home
- Stunning bathroom
- Dining kitchen with large central island
- Landscaped South facing garden
- Off road parking for several cars
- Three bedrooms
- Within the catchment area for Queensgate Primary School
- uPVC double glazing and gas fired central heating
- Converted detached garage offering versatile
- Downstairs wc





#### The Grounds and Gardens

To the front of the property there is a driveway which provides off-road parking. To the rear there is a beautifully landscaped, southeast-facing garden (with a patio area and a raised section featuring artificial grass). The converted garage is insulated and fitted with lighting and power, adding extra versatile space.

#### 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 Bramhall Park Golf Club, Bramhall Golf Club, Bramhall Lane Lawn Tennis Club, Bramhall Park Lawn Tennis

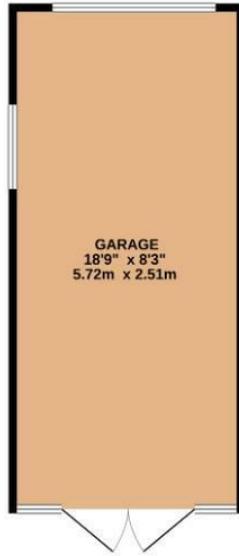
Club and Stockport Hockey Club and keep fit at Total Fitness or David Lloyd. Manchester International Airport is just 6 miles away, Bramhall Railway Station is on the main line from Manchester to London via Macclesfield and Stoke on Trent, with local trains bound for Manchester Piccadilly also stopping 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

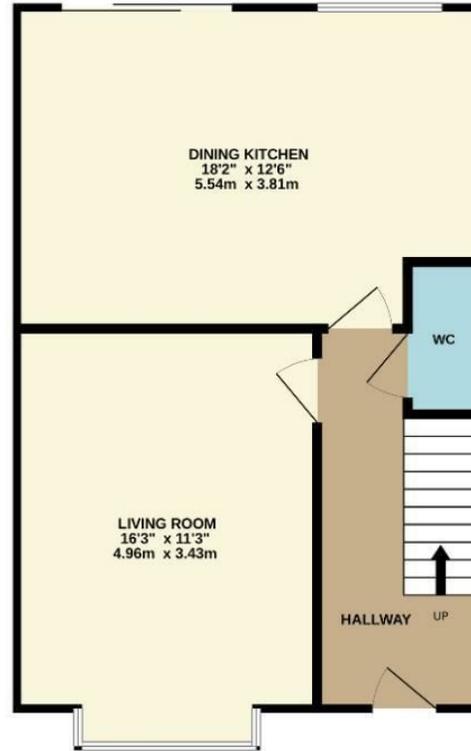
Heating - Gas central heating (radiators)  
 Mains - Gas, Electric, waters and drains  
 Property Construction- Brick built with tiled roof  
 Flood Risk - Very Low Risk (Surface water), Very Low Risk (sea and rivers)\*\*  
 Water Meter - No  
 Leasehold  
 Broadband providers - Openreach- FTTP (Fibre 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 1NH**  
 What 3 Words: **chained.clubs.port**  
 Council Tax Band: **C**  
 EPC Rating: **D**  
 Tenure: **Leasehold**

GARAGE  
175 sq.ft. (16.3 sq.m.) approx.



GROUND FLOOR  
508 sq.ft. (47.2 sq.m.) approx.



1ST FLOOR  
435 sq.ft. (40.4 sq.m.) approx.



TOTAL FLOOR AREA : 1118 sq.ft. (103.9 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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