

92 Northcote Road

Bramhall, Cheshire, SK7 2HF



mosley jarman





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£900,000

Arguably Bramhall's most distinctive family home! This significantly extended detached home has been painstakingly and stylishly refurbished as well as being finished to a very high specification throughout. It also offers significant further scope for development, with permission approved to extend over the garage if desired. Boasting beautiful Austrian, 'Internorm' triple glazed windows and doors, a German 'Rational' kitchen, 'wet' underfloor heating in the open plan kitchen/ dining/ living space and a beautiful 'space age' bathroom, it also enjoys landscaped gardens, a double driveway and large integrated garage.

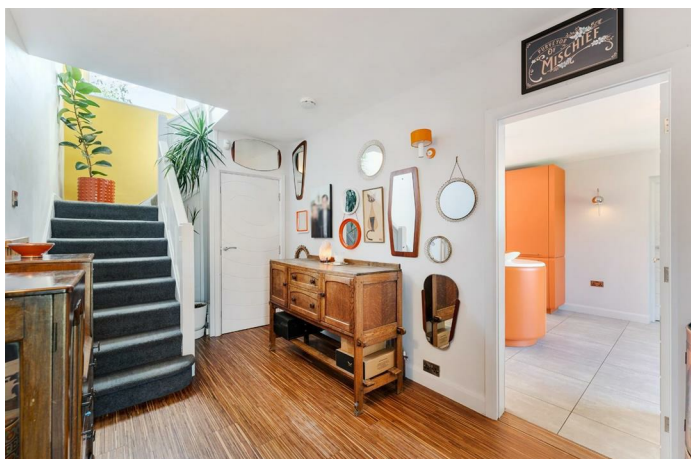
Accessed via the striking orange front door, the property comprises a spacious entrance hallway with access to a large understairs storage space, a generous dual aspect lounge is set to the side with a feature fire place and glazed door leading out to the rear garden. The spectacular kitchen space has a snug space at one end, whilst the opposite end opens into a stunning open plan dining/ living space, flooded with light via huge picture windows, oversized sliding doors and a ceiling 'lantern' window. The striking German-designer kitchen with its large oval island and floor to ceiling wall units houses double Neff ovens, a Leibherr fridge, Miele dishwasher, gas hob with wok burner and Elica extractor above. Off the kitchen, an inner hall leads to another exit into the garden, the downstairs WC, a separate utility room and gives internal access to the garage.

On the first floor the landing gives access to 4 well-proportioned bedrooms, 2 of which have sliding fronted wardrobes, with another giving great views over the stunning garden. The amazing family bathroom has an egg shaped, wall mounted WC, wet room style shower area, large freestanding bath, heated and illuminated mirror and double vanity hand wash basins. A store room next to bedroom 1 would make an ideal en-suite or provide access through to a future extension over the garage.



- A MOST DISTINCTIVE DETACHED HOME
- FURTHER PLANNING TO EXTEND OVER GARAGE
- LANDSCAPED REAR GARDEN
- GERMAN DESIGNER KITCHEN
- VERY HIGH SPECIFICATION FINISH
- STUNNING OPEN PLAN KITCHEN/ DINING/ LIVING SPACE
- AUSTRIAN TRIPLE GLAZED WINDOWS
- 'SPACE AGE' FAMILY BATHROOM





Grounds and Gardens

To the front is an attractive garden area that sits alongside the double width driveway which gives ample off road parking and access to the attached garage. To the rear is a spectacular landscaped rear garden with a huge 'floating patio' and composite decked space which wraps around the extraordinary rear extension. To the side is a covered Hot Tub (open to negotiation). A large lawned garden is beyond the patio area with has mature shrub and tree lined borders, ideal for the family buyer, and the entire garden is also fully fenced.

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 SK Run. Ladybrook (Happy) Valley, an ancient wooded river and nature reserve provides another 17 hectares of peaceful walks and recreational

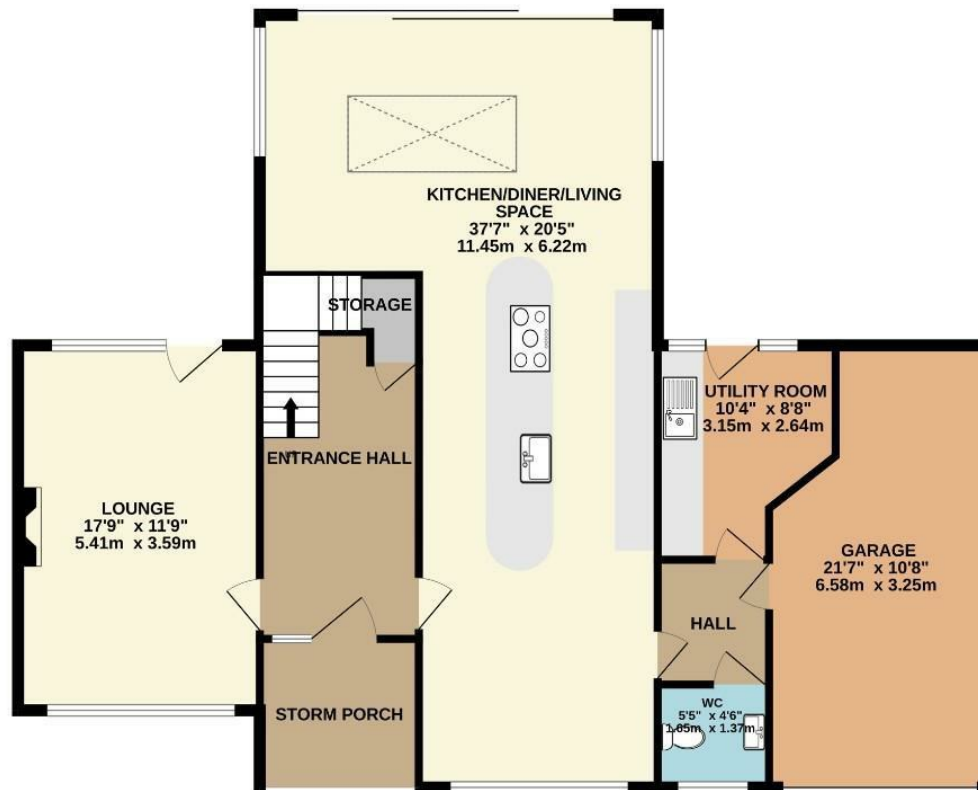
space. Enjoy sports at Bramall Park Golf Club, Bramhall Golf Club, Bramhall Lane Lawn Tennis Club, Bramall Park Lawn Tennis Club and Stockport Hockey Club and keep fit at Total Fitness or David Lloyd. Manchester International Airport is just 6 miles away, Bramhall Railway Station is on the main line 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 powered Central heating
Mains - Gas, Electric, waters and drains
Property Construction- Brick built with tiled roof, rear extension with flat roof
Flood Risk - Very Low Risk (Surface water), Very Low Risk (sea and rivers)
Water Meter - TBC
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 Virgin Media, 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 2HF
What 3 Words:	rooms.years.legs
Council Tax Band:	E
EPC Rating:	C
Tenure:	Freehold

GROUND FLOOR
1279 sq.ft. (118.8 sq.m.) approx.



1ST FLOOR
625 sq.ft. (58.1 sq.m.) approx.



TOTAL FLOOR AREA : 1904 sq.ft. (176.9 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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