

25 Linney Road  
Bramhall, Cheshire, SK7 3JW



*mosley jarman*





## 25 Linney Road, Bramhall, Cheshire, SK7 3JW

**£750,000**

Welcome to Three Trees - A beautifully proportioned and extended two/three-bedroom, two-bathroom detached bungalow, set on a generous plot in a highly desirable residential location close to Bramhall Park. Offering over 1,800 sq ft of well-designed living space, the property benefits from off-road parking with secure electric gates, UPVC double glazing and a private south-facing garden.

The property also presents excellent potential to extend into the loft space, creating an additional level of accommodation and an outstanding family home (subject to the necessary planning consents).

The accommodation briefly comprises: a welcoming porch leading into a spacious entrance hallway; a generous master bedroom featuring fitted wardrobes, a dressing area and a modern en-suite; bedroom two, also with fitted wardrobes and an attractive bay window. The inviting living room is ideal for entertaining or formal living and enjoys direct access to the garden room, which offers delightful views across the immaculately maintained garden.

At the heart of the home is a stunning dining kitchen, complete with a large central island, granite work surfaces, and matching wall and base units. Sliding doors open directly onto the rear garden, allowing the room to be flooded with natural light from the south-facing aspect, making this a particularly popular and versatile living space. Adjacent to the kitchen is a playroom/study, currently used as a craft room but easily adaptable as an additional bedroom if required. Further accommodation includes a rear porch leading to a practical utility room with space for a washer and dryer, and a stylish, contemporary family bathroom, completing this impressive home.

- Welcome to Three Trees
- A beautifully proportioned and extended detached bungalow
- Two/Three bedrooms and two bathrooms
- Positioned on a generous plot in a highly desirable residential location
- Offering over 1,800 sq ft of well-designed living accommodation
- Off-road parking with secure electric gates
- Close to Bramhall Park
- Excellent potential to extend into the loft space, creating an additional floor of accommodation (subject to the necessary planning consents)





#### The Grounds and Gardens

To the front of the property is secure off-road parking accessed via electric gates, with a high hedge providing an excellent level of privacy. To the rear of the home is a private, south-facing garden, offering a perfect retreat. The garden is predominantly laid to lawn and features a patio area, along with a variety of established bushes, shrubs and mature trees, creating a beautiful and tranquil setting. In addition, the far end of the garden offers a secluded area, ideal for children or grandchildren to play. This is a truly special garden and one not to be missed.

#### 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

Heating - Oil Central Heating

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- FTTC (Fibre to Cabinet). FTTP available to order - 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 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 3JW**

What 3 Words: **flown.ritual.react**

Council Tax Band: **E**

EPC Rating: **E**

Tenure: **Freehold**

GROUND FLOOR  
1805 sq.ft. (167.7 sq.m.) approx.



TOTAL FLOOR AREA: 1805 sq.ft. (167.7 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 misstatement. 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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226 Moss Lane, Bramhall, Cheshire, SK7 1BD

Email: [bramhall@mosleyjarman.co.uk](mailto:bramhall@mosleyjarman.co.uk)

T: 0161 439 5658  
[www.mosleyjarman.co.uk](http://www.mosleyjarman.co.uk)

*mosley jarman*

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