

31 Pine Road
Bramhall, Cheshire, SK7 2JN



mosley jarman



**31 Pine Road, Bramhall, Cheshire,
SK7 2JN**

Offers Over £525,000

A superbly presented and extended two-bedroom, two-bathroom detached bungalow, ideally located in a highly sought-after residential area close to Bramhall Park, local amenities and the beautiful Happy Valley. Recently refurbished to an exceptionally high standard, the property is offered for sale with a complete chain and further benefits from UPVC double glazing, gas-fired central heating via a combination boiler, garage and ample off-road parking. The accommodation comprises; a spacious entrance hallway which leads to a well-proportioned living room, featuring a stylish media wall with integrated storage and a fireplace. A further sitting/dining room provides the perfect space for entertaining, with floor-to-ceiling windows that flood the room with natural light, bespoke fitted furniture, and French doors opening directly onto the rear garden. The modern kitchen is fitted with sleek white gloss wall and base units, complemented by granite worktops, and provides space for appliances. There are two generous double bedrooms; the second bedroom benefits from a stylish en-suite shower room, while the master is served by a contemporary shower room, finished with full floor-to-ceiling tiling, a walk-in shower, vanity sink and chrome heated towel rail.



- A superbly presented, stylish and extended detached bungalow
- Situated in a highly sought-after residential area
- Recently refurbished to an exceptionally high standard
- Ample off-road parking and garage
- Bespoke fitted furniture and storage
- Two bedrooms and two bathrooms (one en-suite)
- Close to Bramhall Park, local amenities and Happy Valley
- UPVC double glazing and off road parking
- Offered for sale with a complete chain



The Grounds and Gardens

To the front of the property, there is a driveway providing off-road parking for two vehicles, along with a garage ideal for storage. A mature front garden, framed by established planting, offers a good degree of privacy and enhances the kerb appeal. To the rear, the bungalow enjoys a beautifully landscaped garden featuring thoughtfully designed planters filled with shrubs and trees. Decking provides the perfect space for outdoor entertaining, dining, or simply relaxing in a private and tranquil setting.

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 its 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 - tbc

Freehold

Broadband providers - Openreach- FTTC (Fibre to cabinet) / FFTP (Fibre to the premises - building in this area now)

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 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 2JN**

What 3 Words: **length.kicked.sits**

Council Tax Band: **D**

EPC Rating: **D**

Tenure: **Freehold**

GROUND FLOOR
1167 sq.ft. (108.4 sq.m.) approx.



TOTAL FLOOR AREA : 1167 sq.ft. (108.4 sq.m.) approx.
While 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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