

26 Delfur Road  
Bramhall, Cheshire, SK7 2HG



*mosley jarman*





**26 Delfur Road, Bramhall,  
Cheshire, SK7 2HG**

**Guide Price £375,000**

A fantastic example of one of these deceptively spacious, three bedroom family homes on the hugely sought after Dairyground, in the catchment for Ladybrook Primary and Bramhall High Schools. The property boasts some fantastic, high specification upgrades to the kitchen and bathroom, and has also had a successful garage conversion to further enhance the reception space. Enjoying a good sized rear garden with sunny decked terrace at the rear and a double width driveway with EV Charging point, this is a great home, in move in condition.

The accommodation comprises an entrance porch with doors to the family room and lounge/ diner. The lounge diner is a 22ft long through room with ample space for a full suite of sofas as well as a dining table and has glazed double doors leading out to the rear garden. The kitchen sits adjacent to the dining area, and has been re-fitted to a very high specification with stunning, contemporary units with recessed lighting and houses an integrated fridge/ freezer, instant boiling water tap, oven, induction hob with stylish extractor above and space for wine chiller. The converted family room, created by converting the garage is a very flexible additional space, ideal as a home office / second sitting room, with a media wall at one end and very clever hidden cupboards beneath for housing your washing machine and dryer.

On the first floor the landing leads to 3 well proportioned bedrooms and the beautiful, fully refurbished bathroom which has double ended bath, recessed feature lighting, a separate walk in shower enclosure and stylish tiled finish.

- STYLISHLY PRESENTED
- CLOSE TO LADYBROOK PRIMARY AND BRAMHALL HIGH
- STUNNING KITCHEN
- STYLISH BATHROOM
- CONVERTED GARAGE TO A FAMILY ROOM
- DOUBLE DRIVEWAY WITH EV CHARGER
- ENCLOSED REAR GARDEN
- 3 WELL PROPORTIONED BEDROOMS







**Grounds and Gardens**

To the front of the property is a double width driveway providing off road parking for 2 cars and housing an EV Charging point, whilst to the rear is a fully enclosed garden with a low maintenance artificial lawn and to the rear a slightly elevated composite deck which is a real sun trap, giving space for garden furniture and a sizable shed.

**Location**

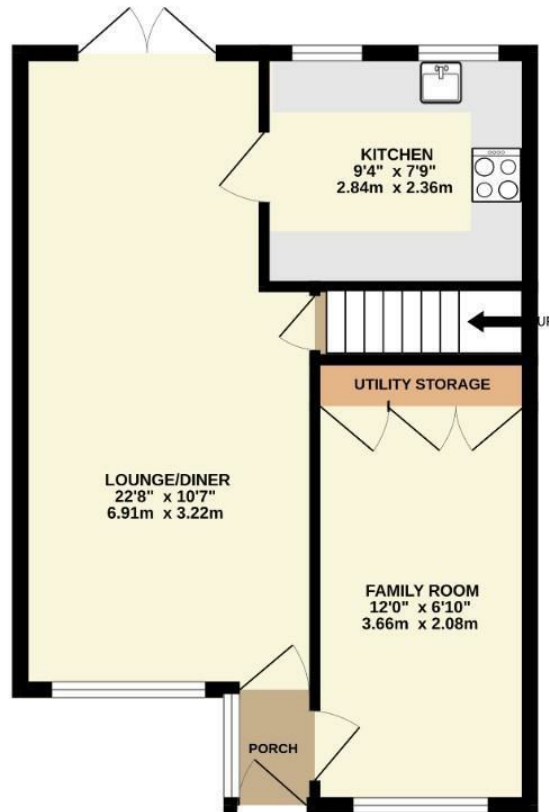
Bramhall is an attractive, leafy and affluent village with a population of around 25,500, situated 11 miles to the south of Manchester. A suburb that has emerged on a 'rich list' as 4th most expensive in house prices around Greater Manchester. Bramhall has a strong village community spirit (voted 'least 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.

**Additional Information**

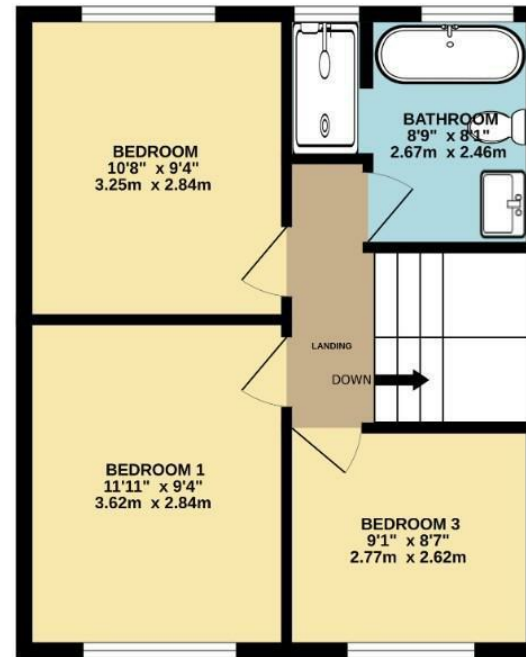
Heating - Gas central heating (radiators)  
Mains - Gas, Electric, waters and drains  
Property Construction- Brick built with tiled roof  
Flood Risk -Very Low Risk (Surface water). Very Low Risk (sea and rivers)\*\*  
Water Meter - Present at Property.  
Freehold  
Broadband providers - Openreach- 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 & 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 2HG
What 3 Words:	sock.fade.piano
Council Tax Band:	C
EPC Rating:	D
Tenure:	Freehold

GROUND FLOOR  
462 sq.ft. (42.9 sq.m.) approx.



1ST FLOOR  
416 sq.ft. (38.7 sq.m.) approx.



TOTAL FLOOR AREA : 878 sq.ft. (81.6 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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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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