

# 5 Ainsdale Close

Bramhall, Cheshire, SK7 2LR



*mosley jarman*





## 5 Ainsdale Close, Bramhall, Cheshire, SK7 2LR

**£375,000**

A spacious three bedroom detached bungalow that is situated in a quiet cul de sac which forms part of the popular 'Dairyground' estate which is conveniently located within a short walk of Bramhall village, train station and within the school catchment area for Ladybrook Primary Schools and Bramhall High School. The property benefits from UPVC double glazing, gas fired central heating and is offered for sale with no onward chain. The Bungalow does require updating and modernisation and offers potential buyers a fantastic opportunity to create a bespoke property. The accommodation includes; Porch, hallway (with storage) , dining kitchen (fitted with matching wall and base units, space for appliances, dining area and side door), living room (with fire place), inner hallway (with loft access), three bedrooms (two doubles and one with fitted wardrobes) and a bathroom (with matching three piece suite and airing cupboard).



- No onward chain- Probate has been granted.
- Three Bedroom Detached Bungalow
- Close to Bramhall village and local amenities
- Attached garage
- Cul de sac location
- Popular residential location
- Off road parking
- Well established gardens





### The Grounds & Gardens

To the front of the property is a driveway which provides off road parking and leads to an attached garage (with up and over door, lights and power). In addition there is a well established front garden (which is mainly laid to lawn with planted shrubs and borders). To the rear of the bungalow is a further well established garden (which is mainly laid to lawn with planted shrubs and borders and conservatory).

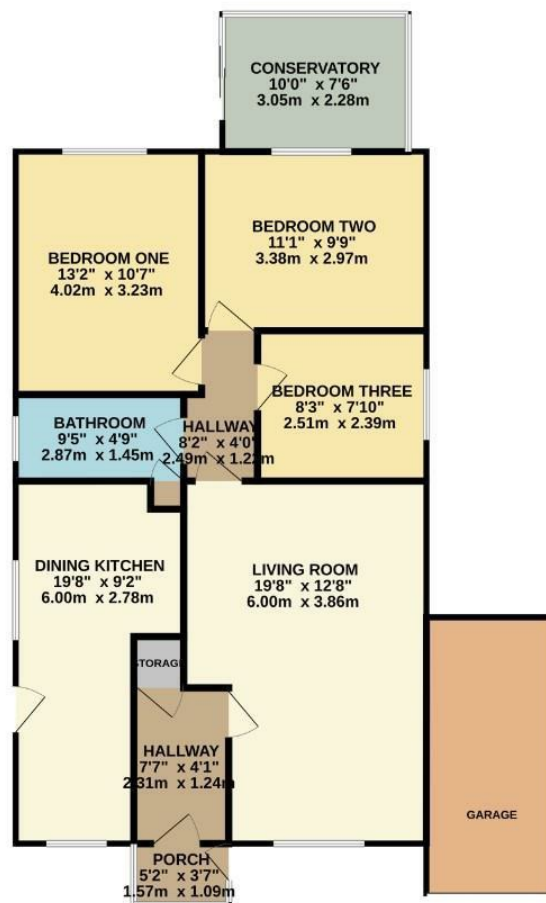
### The Location

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 Bramall 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.

Postcode:	SK7 2LR
What 3 Words:	poppy.force.planet
Council Tax Band:	D
EPC Rating:	D
Tenure:	Freehold

GROUND FLOOR  
1039 sq.ft. (96.5 sq.m.) approx.



TOTAL FLOOR AREA : 1039 sq.ft. (96.5 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.  
Made with Metropix 6/2023

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)

PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.

*mosley jarman*