

1 Chatsworth Mews

Bramhall, Cheshire, SK7 3JP



mosley jarman



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Offers Over £375,000

A superbly presented and refurbished three bedroom family home situated in a quiet 'leafy' location within a short walk of Bramhall Park and Nevill Road Primary School. The property benefits from UPVC double glazing, gas fired central heating, off road parking and a garage. In addition the property is offered for sale with NO ONWARDS CHAIN.

The accommodation includes; an entrance hallway (with downstairs wc), spacious living room (with under stairs storage) and a stylish dining kitchen (fitted with contemporary matching wall and base units, integrated appliances, quartz work surfaces, breakfast bar, dining area and French doors onto the garden). To the first floor is a landing (with a store cupboard), master bedroom (with ensuite shower room), two further bedrooms (both with fitted wardrobes) and a contemporary family bathroom (with modern sanitary ware, fully tiled walls and floor and heated towel rail).

- A superbly presented and stylish family home
- Quiet 'leafy' location close to Bramhall Park
- Stunning dining kitchen
- Off road parking and garage
- Three bedrooms and two bathrooms (one en-suite)
- Catchment area for Nevill Road Primary School
- Down stairs wc
- South facing garden



The Grounds and Gardens

A driveway to the front of the property provides off-road parking and a garage. To the rear of the house there is a south-facing garden which features a well-kept lawn and a composite decking.

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.

Important Information

Heating - Gas central heating (radiators)

Mains - Gas, Electric, waters and drains

Property Construction- Brick built with tiled roof

Flood Risk - Low Risk (Surface water), Very Low Risk (sea and rivers)**

Water Meter - tbc

Freehold/Leasehold

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 EE.

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 3JP**

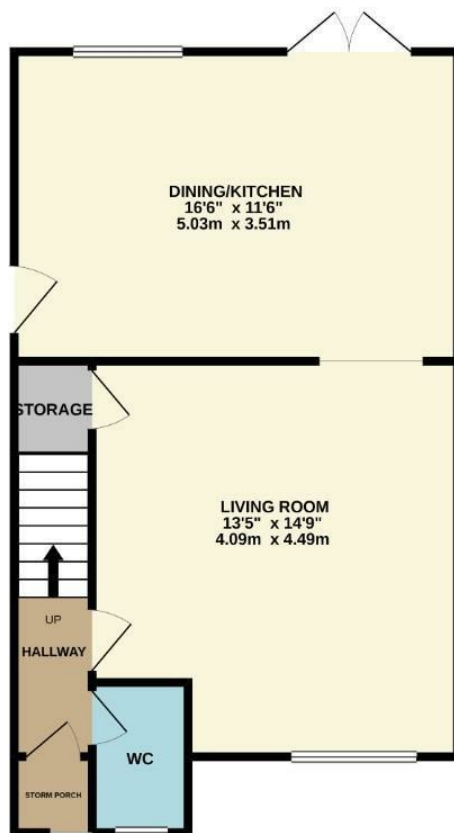
What 3 Words: **plots.admiral.lives**

Council Tax Band: **D**

EPC Rating: **C**

Tenure: **Freehold**

GROUND FLOOR
451 sq.ft. (41.9 sq.m.) approx.



1ST FLOOR
433 sq.ft. (40.2 sq.m.) approx.



TOTAL FLOOR AREA : 884 sq.ft. (82.1 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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