

22 Thornway
Bramhall, Cheshire, SK7 2AF



mosley jarman





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£800,000

A most attractive detached family home in this very sought after residential location, just a short distance from Bramhall village centre. Offering 3/4 bedrooms, 2 bathrooms and 3 reception accommodation, a carriage driveway and good sized rear garden.

Accessed via a storm porch entrance, the property comprises a spacious hallway with access to a downstairs WC under the turning staircase. The large lounge sits on one side of the hallway, featuring a large inglenook recess and fire place and a door opening to a large conservatory at the rear. With windows to 3 sides, the conservatory overlooks the rear garden and has double doors to a patio area. The separate dining area is on the other side of the hallway and is adjacent to the kitchen which has a large bay window overlooking the rear garden with a good range of units and an integrated fridge, breakfast bar and space for a range oven. Beyond the kitchen an inner hall leads to a utility room with another door to the rear garden. There is a useful office/ family room to the front.

On the first floor the landing leads to 3 generous double bedrooms, through bedroom 3 can be accessed another bedroom sized room, currently a study area. The family bathroom is off the landing, and the principal bedroom enjoys a very spacious en-suite.

- ATTRACTIVE DETACHED FAMILY HOME
- 3/4 BEDROOMS
- POPULAR RESIDENTIAL LOCATION
- 3 RECEPTION ROOMS
- 2 BATHROOMS
- EASY REACH OF BRAMHALL VILLAGE





Grounds and Gardens

To the front of the property is an 'in / out' carriage driveway providing ample off road parking and access to a detached garage set to the side of the house. At the rear is a good sized garden, largely laid to lawn and with 2 patio area, surrounded by mature shrub and tree lined borders.

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 - Gas powered 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- FTTP (Fibre to 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. (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 2AF**

What 3 Words: **brand.icons.rival**

Council Tax Band: **F**

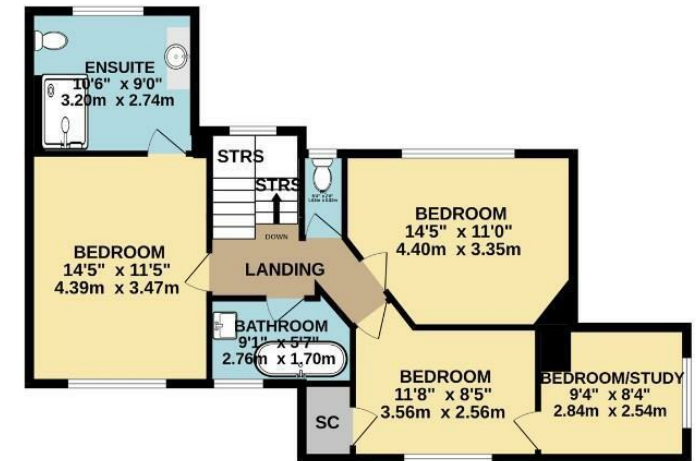
EPC Rating: **E**

Tenure: **Freehold**

GROUND FLOOR
1355 sq.ft. (125.9 sq.m.) approx.



1ST FLOOR
727 sq.ft. (67.6 sq.m.) approx.



TOTAL FLOOR AREA : 2082 sq.ft. (193.4 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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