

2 Bramley Road

Bramhall, Cheshire, SK7 2DP



mosley jarman





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£800,000

A very tastefully presented and significantly extended detached family home in a superb central Bramhall village location, just a couple of minutes walk to the heart of the village and the train station. Boasting 3 generous reception spaces including a large open plan kitchen/ dining/ living space, 4 double bedrooms, 2 bathrooms and a lovely south facing garden, it also enjoys a sizable driveway frontage.

Accessed via a porch entrance, the property comprises a hallway with a turning staircase to the first floor and a down stairs WC on the half landing, the principal lounge with has dual aspect windows, a large inglenook recess and French doors opening to the rear garden. On the opposite side of the property is a large open plan kitchen/ diner which now extends into the living room which has bi-folding doors opening to the rear garden. The kitchen area is fitted with a contemporary range of units and housing an integrated double oven, 5 ring gas hob, fridge/ freezer, dishwasher and wine chiller. Just off the dining area is a separate family room which also overlooks the rear garden, and beyond the living room extension is a separate utility room, and and a further store room which is accessed externally.

On the first floor the gallery landing leads to 4 double bedrooms, the principal bedroom enjoying a stylish en-suite in addition to the tasteful family bathroom.

- STUNNINGLY PRESENTED
- 3 RECEPTION ROOMS
- SOUTH FACING REAR GARDEN
- 4 DOUBLE BEDROOMS
- OPEN PLAN KITCHEN/ DINING/ LIVING SPACE
- AMPLE OFF ROAD PARKING





Grounds and Gardens

To the front is a pebble filled driveway providing ample off road parking. To the rear is a good sized and enclosed, south facing garden with a raised deck sitting adjacent to the rear of the house creating a wonderful extension of the living space. This steps down to a lawn surrounded by mature shrubs and trees.

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 - Present at property

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 2DP**

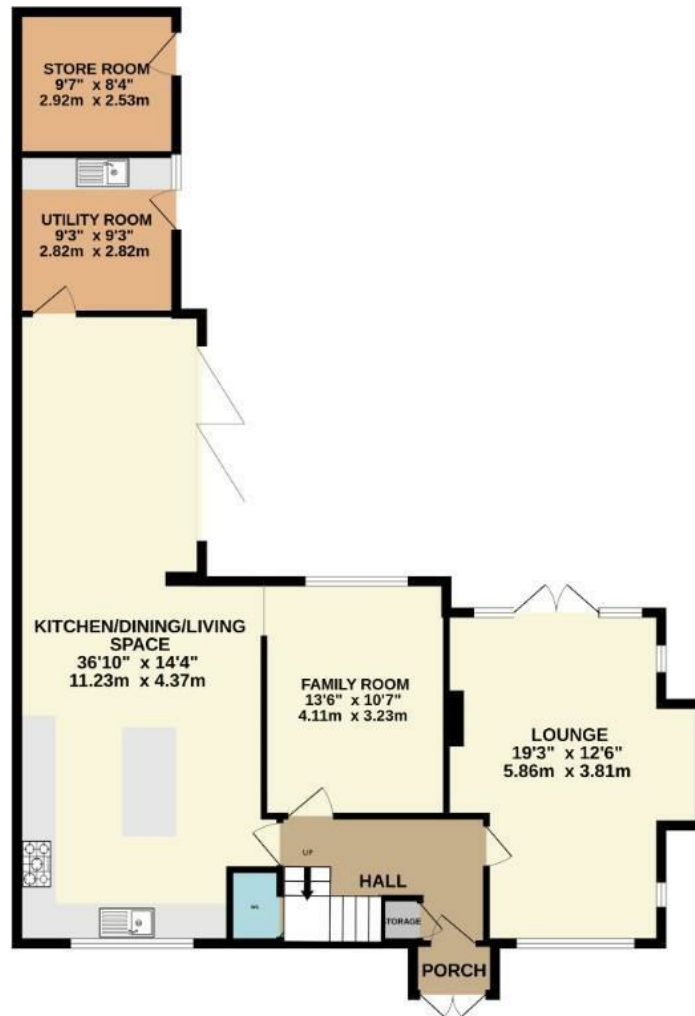
What 3 Words: **joke.mouse.these**

Council Tax Band: **E**

EPC Rating: **Freehold**

Tenure:

GROUND FLOOR
1123 sq.ft. (104.4 sq.m.) approx.



1ST FLOOR
738 sq.ft. (68.6 sq.m.) approx.



TOTAL FLOOR AREA : 1862 sq.ft. (173.0 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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