

43 Ogden Road
Bramhall, Cheshire, SK7 1HL



mosley jarman



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Cheshire, SK7 1HL**

Guide Price £800,000

A charming and most characterful period home situated in the hugely sought after Syddal Park Conservation area, just a few minutes walk to the heart of Bramhall village. Full of beautiful original features such as stained glass panels and cast iron fire surrounds, this family home also boasts a large south facing rear garden and has solar panels with battery storage. Whilst priced to reflect the need for a general program of decorative updating, this well maintained property offers wonderful scope for the lucky buyer to put their own stamp on it to create their perfect family home.

Accessed via a most attractive porch veranda, the property comprises a large reception hallway, a bay fronted dining room, a separate lounge with box bay window and door leading out to the rear garden, and the kitchen/ diner which also looks over the rear garden. An inner hallway has a door out to the side, a useful storage cupboard and door leading down to the cellar.

On the first floor the generous landing leads to 4 well proportioned bedrooms, 3 of which have cast iron fire surrounds, and the family bathroom.



- SYDDAL PARK CONSERVATION AREA
- FULL OF PERIOD FEATURES
- SOLAR PANELS WITH BATTERY STORAGE
- EXCITING POTENTIAL
- LARGE SOUTH FACING REAR GARDEN
- CELLARS OFFERING SCOPE FOR CONVERSION
- TANDEM DOUBLE GARAGE
- SHORT WALK TO BRAMHALL VILLAGE



Grounds and Gardens

Enjoying a large driveway and garden frontage giving ample off road parking and wide access down the side leading to a detached, double tandem garage with electric up and over door. The rear garden is exactly south facing, with a paved patio area adjacent to the rear of the house and a large lawn beyond surrounded by well stocked beds and hedge 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.

Additional Information

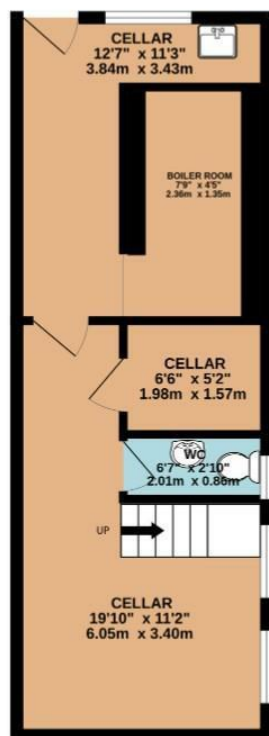
Mains - Gas, electric, water and drains
Property Construction- Brick built with tiled roof
Flood Risk - Very Low Risk (Surface water), Very Low Risk (sea and rivers)**
Water Meter- Present at Property
Freehold
Solar Panels with battery storage.
Broadband providers - Openreach- Copper connection. You may also be able to obtain broadband service from these Fixed Wireless Access providers covering your area for EE & Three*
Mobile providers- Mobile coverage at the property available with all main providers*.
(Some limited indoor 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.

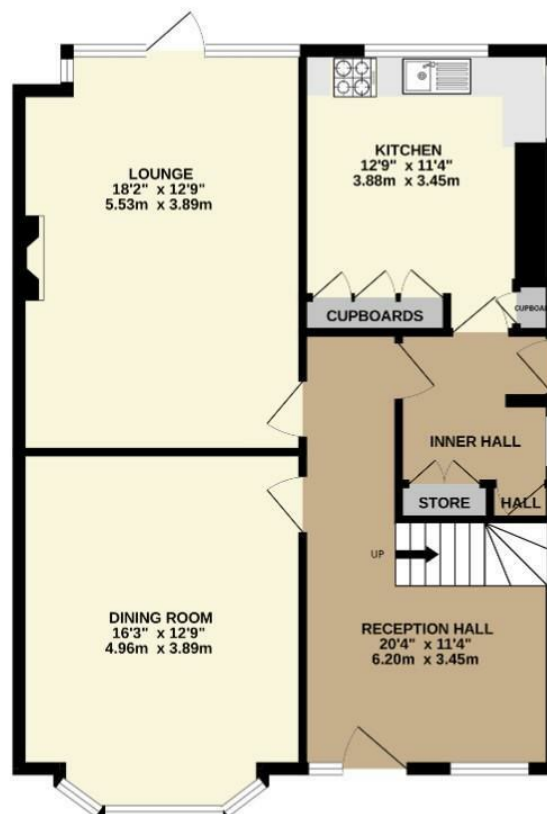
** Information provided by GOV.UK

Postcode:	SK7 1HL
What 3 Words:	intelligible.spot.lawn
Council Tax Band:	F
EPC Rating:	D
Tenure:	Freehold

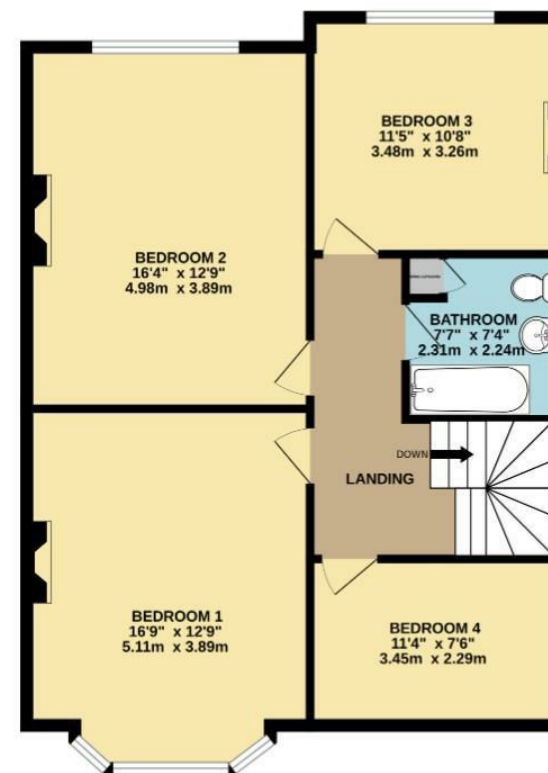
BASEMENT
352 sq.ft. (32.7 sq.m.) approx.



GROUND FLOOR
782 sq.ft. (72.7 sq.m.) approx.



1ST FLOOR
762 sq.ft. (70.8 sq.m.) approx.



TOTAL FLOOR AREA : 1896 sq.ft. (176.1 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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