

12 Sandiway

Bramhall, Cheshire, SK7 3BP



mosley jarman



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Offers Over: £800,000

A superbly presented, re-modelled and extended four-bedroom, two bathroom detached family home situated in a sought after, exclusive, quiet road off Broadway within a short walk of Bramhall Park and the Ladybrook Valley and within the school catchment area for Nevill Road Infant School and Bramhall High School. This fantastic family home has been much improved by its current owners and is finished to an exceptionally high standard with high quality fixtures and fittings throughout. The property benefits from UPVC double glazing, gas fired central heating (run by a combination boiler), secure off road parking and a private landscaped garden. The accommodation includes; spacious entrance hallway (with understairs storage), living room (with modern gas fire), stunning open plan living kitchen (fitted with matching wall and base units, large island, integrated appliances and offers a perfect space for entertaining) and a utility area (with w/c). To the first floor there is a landing (with loft access via a pull down ladder) which provides access to four double bedrooms (master benefitting from fitted wardrobes and stylish ensuite with underfloor heating) and a modern family bathroom (with tiles floor to ceiling, under floor heating, bath, vanity sink unit, chrome heated towel rail and a rain water shower head). In addition, the property is offered for sale with no onwads chain.

- A superbly presented, re-modelled and extended detached family home
- Two bathrooms
- Gas fired central heating
- Private landscaped garden
- Utility area and downstairs wc
- Four double bedrooms
- Quiet location close off Broadway close to Bramhall Park
- UPVC double glazing
- Secure gated driveway
- No onwads chain



The Grounds and Gardens

At the front of the property there is a secure gated driveway which provides ample off-road parking for several cars and offers direct access to the garage. At the rear of the house there is a beautifully landscaped private garden (with Indian stone patio, lawn, bushes and shrubs).

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

Water Meter - Yes

Freehold

Broadband providers - Openreach- FTTP (Fibre to the Premises). You may also be able to obtain broadband service from these Fixed Wireless Access providers covering your area for Vodafone, 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 3BP**

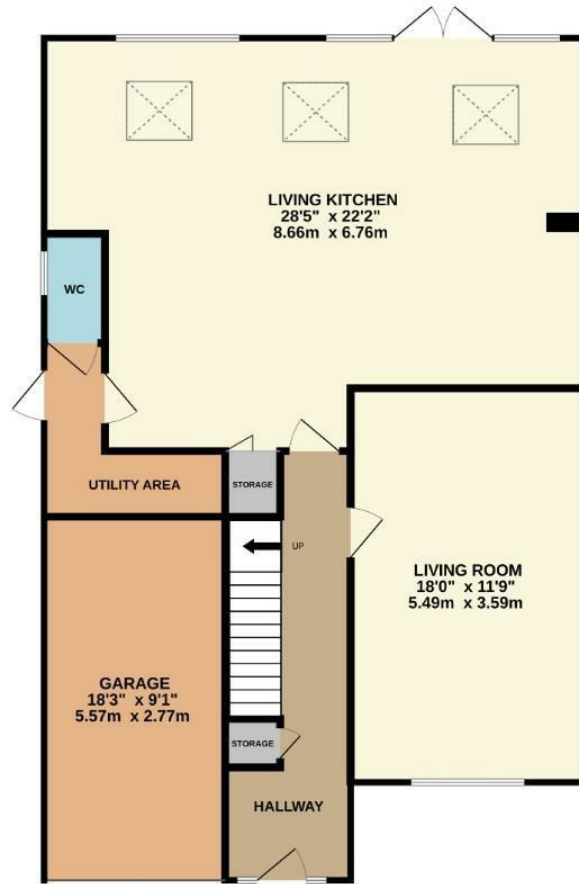
What 3 Words: **glow.parks.sake**

Council Tax Band: **F**

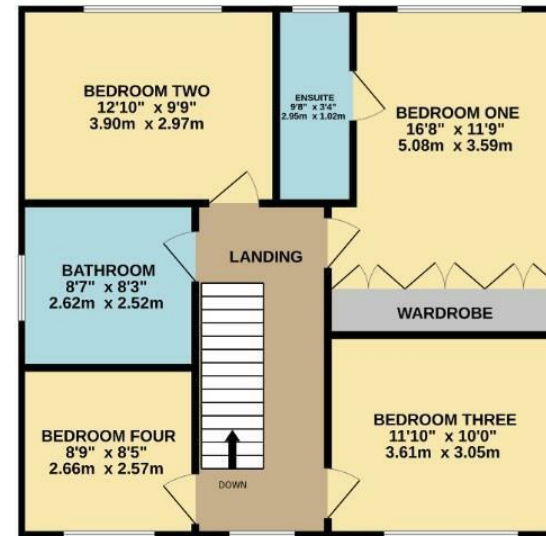
EPC Rating: **D**

Tenure: **Freehold**

GROUND FLOOR
1090 sq.ft. (101.3 sq.m.) approx.



1ST FLOOR
717 sq.ft. (66.6 sq.m.) approx.



TOTAL FLOOR AREA: 1808 sq.ft. (167.9 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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