

11 Chisworth Close

Bramhall, Cheshire, SK7 3HW



*mosley jarman*



## 11 Chisworth Close, Bramhall, Cheshire, SK7 3HW

**Offers Over £290,000**

A stunning and exceptionally well-presented three-bedroom mid-mews property, ideally positioned within a popular residential location close to a wide range of local shops and amenities. The home is within easy walking distance of Bramhall Park and falls within the highly regarded Nevill Road Primary School catchment area, making it an ideal choice for families and first time buyers.

The property has been extensively refurbished to an exceptional standard, including a complete electrical rewire in 2020 and the installation of a new Vaillant combination boiler with new radiators. Additional features include uPVC double glazing, gas-fired central heating and beautifully landscaped gardens.

The accommodation briefly comprises; an entrance hallway, a spacious and light living room featuring a gas fire and French doors opening onto the rear garden and a contemporary kitchen fitted with stylish matching wall and base units, Quartz worktops and a dining area ideal for entertaining. To the first floor, a landing provides access to three well-proportioned bedrooms and a modern family bathroom, fitted with a bath and double shower over.



- A stunning and exceptionally well-presented mid-mews property
- Situated in a popular residential location
- Located in the highly regarded Nevill Road Primary School catchment area
- uPVC double glazing and gas-fired central heating
- Full re-wire in 2020 and combination boiler with new radiators
- Three-bedroom
- Within easy walking distance of Bramhall Park
- Finished to an exceptionally high standard throughout
- Landscaped gardens, ideal for outdoor enjoyment
- Contemporary kitchen fitted with stylish matching wall and base units



#### The Grounds and Gardens

Externally, to the front of the property is a landscaped garden with artificial lawn, low fencing and a pathway leading to the entrance. To the rear is an impressive and low-maintenance garden featuring porcelain tiled patio area, artificial lawn, and a fantastic space for outdoor dining and entertaining.

#### 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 Bramhall 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

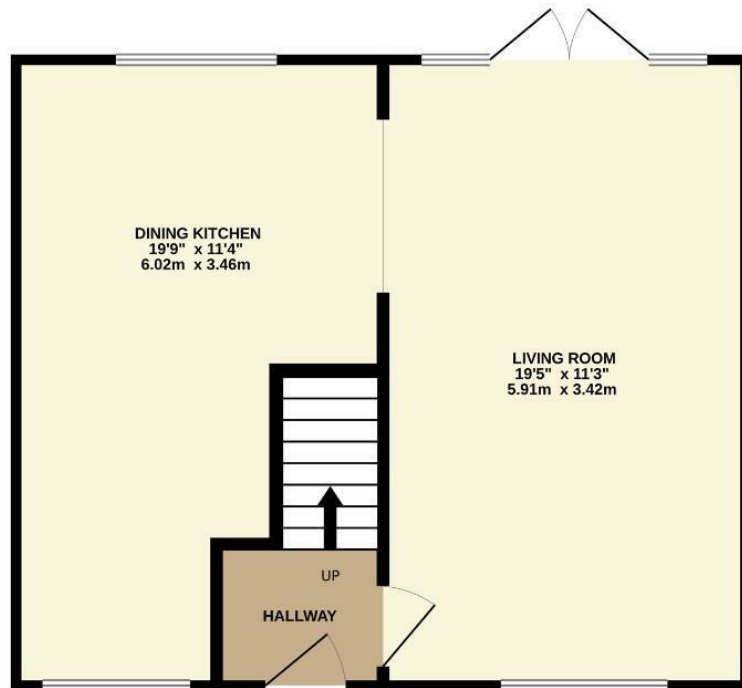
Heating - Gas fired central heating  
Mains - Gas, Electric, waters and drains  
Property Construction - Brick built with tiled roof  
Flood Risk - Very Low Risk (Surface water), Very Low Risk (sea and rivers)  
Water Meter - No  
Freehold  
Broadband providers - Openreach- FTTC (Fibre to Cabinet) - FTTP (Fibre to the Premises) - available to order. 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 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.

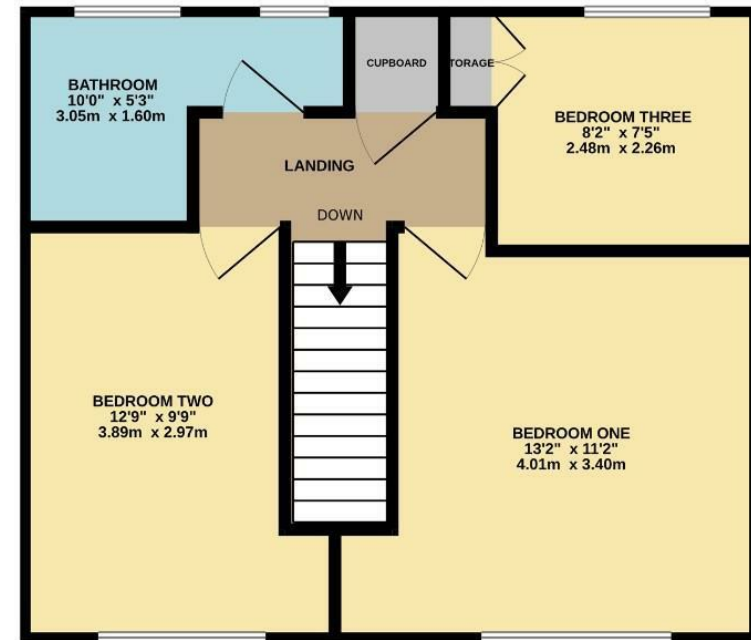
\*\*Information provided by GOV.UK

Postcode: **SK7 3HW**  
What 3 Words: **fact.luxury.poet**  
Council Tax Band: **B**  
EPC Rating: **C**  
Tenure: **Freehold**

GROUND FLOOR  
437 sq.ft. (40.6 sq.m.) approx.



1ST FLOOR  
437 sq.ft. (40.6 sq.m.) approx.



TOTAL FLOOR AREA : 874 sq.ft. (81.2 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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