

20 North Park Road
Bramhall, Cheshire, SK7 3JR



mosley jarman





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£575,000

A particularly well presented and extended family home in this very popular residential location, a short stroll from Bramall Park and within the catchment for Nevill Road Primary. Boasting 3 reception rooms, an extended kitchen/ diner, utility room and 4 bedroom, 2 bathroom accommodation, this well balanced home also enjoys a good sized rear garden and large storage garage, and is bound to appeal to the family buyer.

Accessed via the attractive garden frontage, the property comprises a spacious entrance hallway with understairs storage and door to a useful down stairs WC. To the front is a bay fronted family room, whilst overlooking the rear garden is a generous lounge with another bay window and feature fire place. The extended kitchen is beautifully appointed and has a central island, features granite worksurfaces and Siemens ovens, warming drawer, dishwasher and space for a fridge freezer. A large opening from the kitchen leads to a dining room which has French doors to the rear garden, whilst an internal door leads to a separate utility room.

On the first floor the landing leads to 4 double bedrooms, the principal one enjoying an attractive en-suite shower room in addition to the spacious family bathroom which has both a bath and separate shower.



- EXTENDED FAMILY HOME
- 3 RECEPTION ROOMS
- UTILITY ROOM AND DOWNSTAIRS WC
- CLOSE TO BRAMHALL PARK
- 4 BEDROOM, 2 BATHROOMS
- KITCHEN/ DINER
- LARGE REAR GARDEN
- IMMACULATEDLY PRESENTED





Grounds and Gardens

To the front is an attractive garden alongside a block paved driveway which gives ample off road parking. The rear garden has a large paved patio adjacent to the rear of the house, beyond which is a large lawn surrounded by mature hedge and shrub borders. Towards the end of the garden is a second paved patio, there is a timber garden shed and access to the attached storage garage.

Location

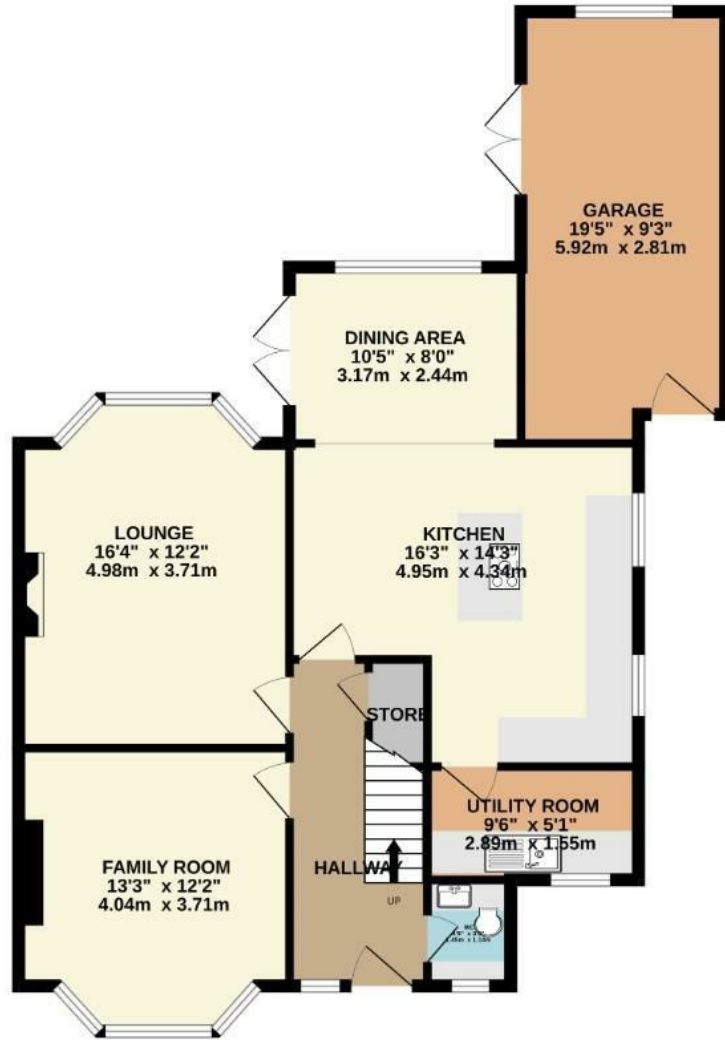
Bramhall is an attractive, leafy and affluent village with a population of around 25,500, situated 11 miles to the south of Manchester. A suburb that has emerged on a 'rich list' as 4th most expensive in house prices around Greater Manchester. Bramhall has a strong village community spirit (voted 'least 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 Bramall 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

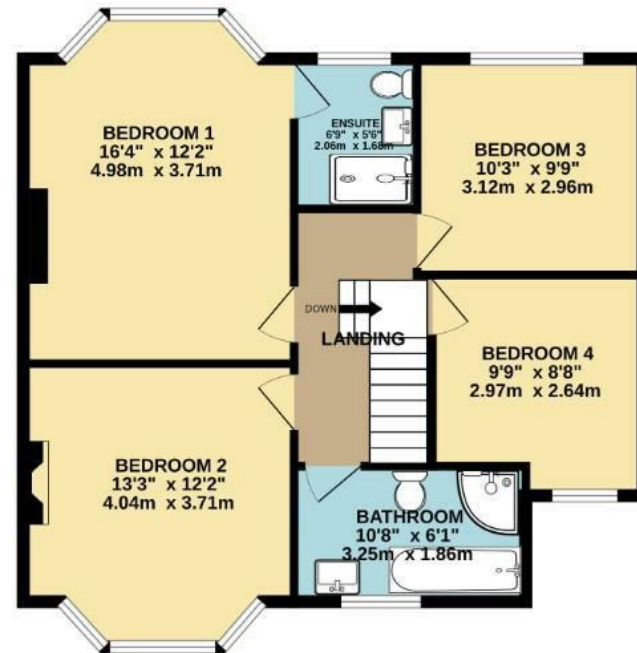
Heating - Gas central heating (radiators)
 Mains - Gas, Electric, waters and drains
 Property Construction- Brick built with tiled roof
 Flood Risk - Low Risk (Surface water), Very Low Risk (sea and rivers)**
 Water Meter - Present at property
 Freehold
 Broadband providers - Openreach- FTTP (Fibre to Premises). You may also be able to obtain broadband service from these Fixed Wireless Access providers covering your area for Virgin Media, EE & Three*
 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 3JR
What 3 Words:	deeply.smiles.pine
Council Tax Band:	D
EPC Rating:	C
Tenure:	Freehold

GROUND FLOOR
932 sq.ft. (86.5 sq.m.) approx.



1ST FLOOR
678 sq.ft. (63.0 sq.m.) approx.



TOTAL FLOOR AREA : 1609 sq.ft. (149.5 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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