

26 Athol Road  
Bramhall, Cheshire, SK7 1BS



*mosley jarman*





## 26 Athol Road, Bramhall, Cheshire, SK7 1BS

**Offers Over £700,000**

A wonderful opportunity to acquire this most handsome and substantial, Edwardian double fronted semi detached home on one of Bramhalls most sought after roads, within the Syddal Park conservation area. This chain free property is in need of a full program of refurbishment, and as such offers the lucky buyer a wonderful opportunity to create their dream family home. Boasting large gardens to the front and rear, lots of lovely original features, and full height cellars, the potential here is excellent and is bound to appeal to a wide range of buyers.

The house is accessed via a large covered porch and comprises a spacious hallway with a turning staircase to the first floor. On the left is a large duel aspect lounge with a large bay window to the rear overlooking the gardens, whilst on the opposite side is a bay fronted dining room which overlooks the front garden. Set at the rear is a morning room with a box bay window overlooking the rear and door leading through to a small kitchen. From the kitchen there is internal access down to the cellars, and also a door leading out to the rear garden.

On the first floor a lovely gallery landing is illuminated via a large skylight window above and gives access to 3 double bedrooms, a smaller fourth bedroom, the bathroom and a separate WC.



- DOUBLE FRONTED EDWARDIAN PROPERTY
- WONDERFUL POTENTIAL
- FULL HEIGHT CELLARS
- CHAIN FREE SALE
- SYDDAL PARK CONSERVATION AREA
- 3 RECEPTION ROOMS
- LARGE REAR GARDEN
- SHORT WALK TO BRAMHALL VILLAGE





### Grounds and Gardens

To the front of the house is a large front garden with a mature tree lined boundary from the road and a driveway which extends down the side of the house. The rear gardens are a great size with a patio area adjacent to the rear of the house, beyond which is a large lawned garden surrounded by mature shrub and tree lined borders. There is external access to the cellars below the morning room and towards the end of the garden is a timber shed.

### 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 its 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

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- No

Freehold

Broadband providers - Openreach - 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).

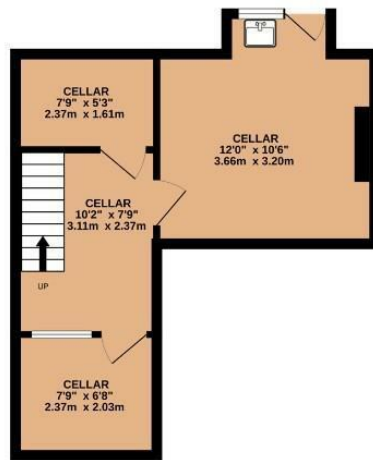
\* Information provided by Ofcom checker and isn't guaranteed. Mosley Jarman take no responsibility for inaccuracies and advise potential buyers to do their own checks before committing to purchase.

\*\* Information provided by GOV.UK

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|-------------------|--------------------|
| Postcode:         | SK7 1BS            |
| What 3 Words:     | bless.courier.cars |
| Council Tax Band: | F                  |
| EPC Rating:       | E                  |
| Tenure:           | Freehold           |



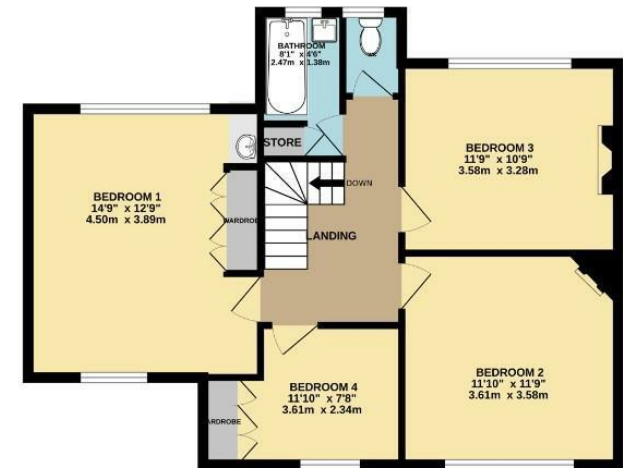
BASEMENT LEVEL  
307 sq.ft. (28.5 sq.m.) approx.



GROUND FLOOR  
683 sq.ft. (63.4 sq.m.) approx.



1ST FLOOR  
656 sq.ft. (61.0 sq.m.) approx.



TOTAL FLOOR AREA : 1646 sq.ft. (152.9 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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