

**18 Canberra Road**

Bramhall, Cheshire, SK7 1LG



*mosley jarman*





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Cheshire, SK7 1LG**

**Offers In Excess Of £375,000**

A fantastic opportunity to purchase a sensibly priced semi detached family home on the hugely popular 'little Australia', positioned just a short stroll to the heart of Bramhall village and close to very sought after schools. Whilst in need of some minor elements of updating, this excellent property offers wonderful scope to extend if desired, and enjoys good sized gardens and a driveway with EV charger, as well as an upgraded combi boiler (under warranty) and a recently installed oven and induction hob.

The accommodation comprises a spacious hallway with understairs storage, a sizable lounge with a large window overlooking the front garden and with a large opening through to the dining room which has sliding patio doors leading out to the rear garden. The kitchen also overlooks the rear garden and is fitted with a good range of floor and wall units, and houses the new appliances and combi boiler. A door leads out to the driveway at the side.

On the first floor the landing leads to 3 well proportioned bedrooms, and the family bathroom.

- LITTLE AUSTRALIA LOCATION
- ATTRACTIVELY PRICED
- CLOSE TO SOUGHT AFTER SCHOOLS
- A SHORT WALK TO VILLAGE CENTRE
- WONDERFUL SCOPE TO EXTEND
- DRIVEWAY AND EV CHARGER
- UPGRADED COMBI BOILER
- FRONT AND REAR GARDENS





### Grounds and Gardens

There is a small garden frontage, alongside which runs the resin bound stone driveway which extends down the side of the house to the rear. Set at the far end is a detached garage. A tethered EV charger is on the side of the house. The rear garden is largely laid to lawn with panel fence borders and a large raised bed creating an excellent vegetable garden area.

### 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, 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

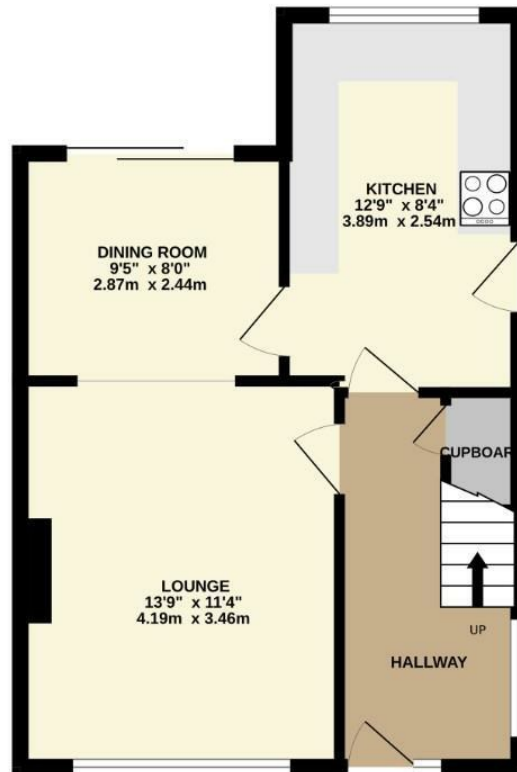
Mains - Gas, electric, water and drains  
Property Construction- Brick built with tiled roof  
Flood Risk - Very Low Risk (Surface water), Very Low Risk (sea and rivers)\*\*  
Water Meter- Yes  
EV Tethered Charger  
Freehold  
Broadband providers - Openreach- Full Fibre Broadband. You may also be able 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.

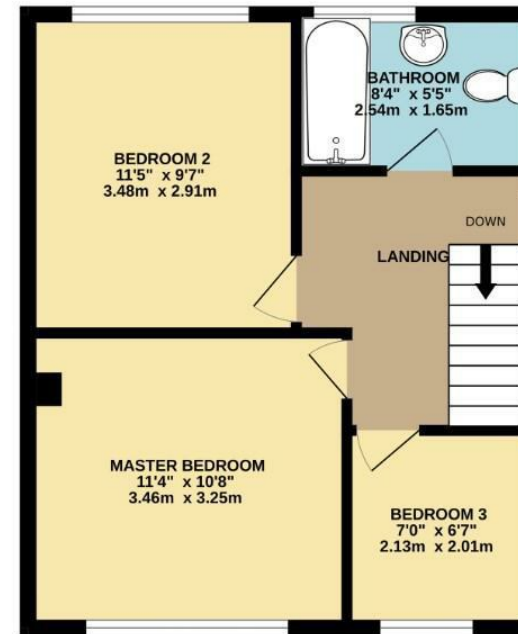
\*\* Information provided by GOV.UK

Postcode:	SK7 1LG
What 3 Words:	scarf.damp.pace
Council Tax Band:	C
EPC Rating:	Freehold
Tenure:	

GROUND FLOOR  
426 sq.ft. (39.5 sq.m.) approx.



1ST FLOOR  
390 sq.ft. (36.2 sq.m.) approx.



TOTAL FLOOR AREA : 816 sq.ft. (75.8 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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