

# 8 Sydney Road

Bramhall, Cheshire, SK7 1NH



*mosley jarman*





## 8 Sydney Road, Bramhall, Cheshire, SK7 1NH

**Offers Over £435,000**

A stylishly presented and extended three bedroom, bay fronted semi detached family house which forms part of the popular 'Little Australia' estate which is within school catchment of Queensgate Primary School and Bramhall High School. The property has recently undergone a refurbishment program and has been finished to an exceptionally high standard. The property benefits from UPVC double glazing, gas fired central heating, off road parking for several cars, detached garage and a private South facing garden. The accommodation includes; a welcoming entrance hallway (with stairs leading to the first floor), living room (with a feature fireplace and enhanced by a generous bay window fitted with bespoke shutters), dining room (with sliding doors that open directly onto the private south-facing garden) and a stylish kitchen (fitted with a range of matching wall and base units that offer excellent storage and worktop space – there is also a large built-in storage cupboard). To the first floor there is a spacious and bright landing which provides access to three bedrooms (master bedroom is a standout feature, boasting fitted wardrobes with sliding doors and a beautiful bay window complete with plantation shutters, adding both style and character) and a contemporary family bathroom.



- A stylish presented and extended three bedroom family home
- Located on the popular 'Little Australia' estate
- Finished to an exceptionally high standard throughout
- Private South facing garden
- Within the catchment area for Queensgate Primary School and Bramhall High School
- Detached garage (currently being used as a gym)
- Off-road parking for several vehicles
- Two receptions rooms





### 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.

### The Grounds and Gardens

To the front of the property, a spacious driveway provides ample off-road parking for several vehicles. A high gate to the side offers secure access through to the rear of the property. At the rear, the

private south-facing garden enjoying plenty of natural sunlight throughout the day. It includes a beautifully laid Indian stone patio, ideal for outdoor dining and entertaining, and a well-kept lawn bordered by mature bushes and shrubs that add both privacy and charm. There is also a detached garage which is currently being used as a gym, though it offers excellent versatility and could easily be converted into a home office, studio, or additional storage space.

### 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- Yes

Leasehold- 999 year lease from 1966 / 940 years remaining . Ground Rent £16 per annum

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 EE, Three\*

Mobile providers- Mobile coverage at the property available with all main providers\*.

\*\*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 1NH**

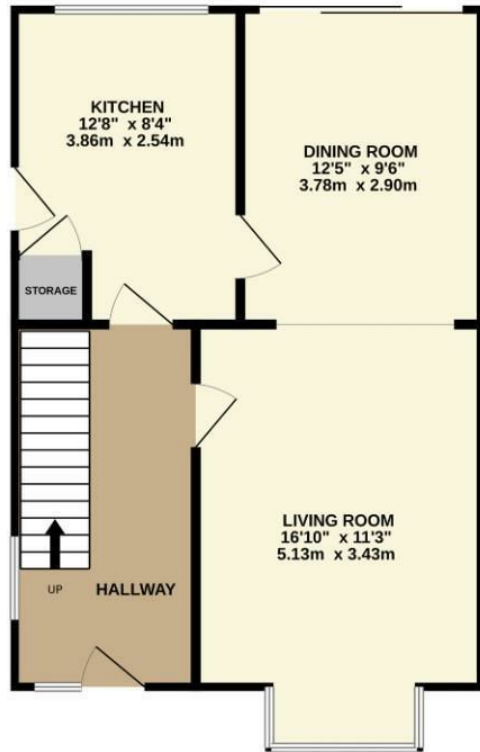
What 3 Words: **looks.runner.faster**

Council Tax Band: **C**

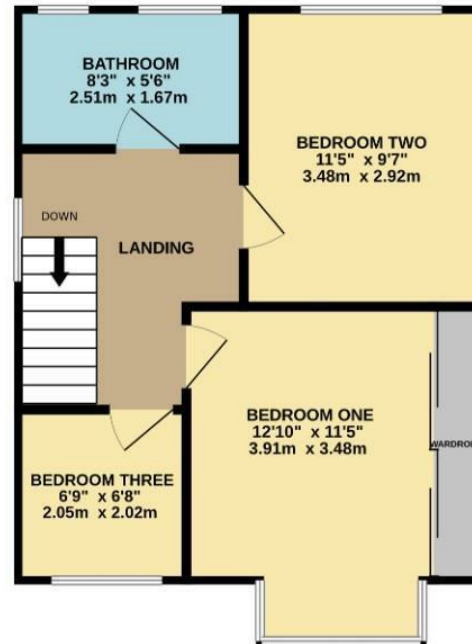
EPC Rating: **D**

Tenure: **Leasehold**

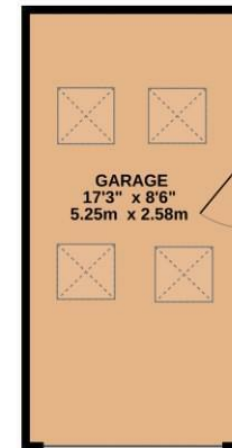
GROUND FLOOR  
506 sq.ft. (47.0 sq.m.) approx.



1ST FLOOR  
430 sq.ft. (39.9 sq.m.) approx.



GARAGE  
146 sq.ft. (13.6 sq.m.) approx.



TOTAL FLOOR AREA : 1081 sq.ft. (100.5 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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226 Moss Lane, Bramhall, Cheshire, SK7 1BD

Email: [bramhall@mosleyjarman.co.uk](mailto:bramhall@mosleyjarman.co.uk)

T: 0161 439 5658

[www.mosleyjarman.co.uk](http://www.mosleyjarman.co.uk)

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