

45 Midland Road  
Bramhall, Cheshire, SK7 3DT



*mosley jarman*





## 45 Midland Road, Bramhall, Cheshire, SK7 3DT

**£500,000**

An extended and particularly spacious four bedroom semi-detached family home situated in a popular location within a short walk of Bramhall Park, Nevill Road Primary School and the Ladybrook Valley. Offered to the market chain free and having been freshly decorated throughout, this 'move in' home has 3 reception spaces, a huge dining/ kitchen, a gated driveway to the front with ample off road parking and an immaculate, generous rear garden.

The accommodation comprises a spacious hallway leading through to a large lounge which has a bay window to the front, and is dominated by a fantastic media wall with an electric fire and recessed storage and TV alcoves. The lounge opens up to the dining area at the rear which has double doors opening to the rear garden, a sky light window and large opening through to the kitchen. Being over 18ft wide, the spacious dining/ kitchen is fitted with an attractive range of floor and wall units and enjoys a central island, all of which have granite style work surfaces. Space is provided for a large range cooker and American style fridge/ freezer whilst there is an integrated dishwasher and instant boiling water tap. 2 skylight windows flood this space with natural light, and there is a door opening to the rear garden. Just off the kitchen is a study area which leads back to the lounge and also gives access to the family room, utility area and downstairs WC.

On the first floor the landing leads to 4 particularly well proportioned bedrooms, the main one also enjoying its own dressing room and striking en-suite, in addition to the spacious family bathroom.



- Extended four bedroom semi-detached family home
- Open plan living/dining room
- Ensuite and dressing area
- Large family garden
- Catchment for Nevill Road Primary School
- Spacious dining kitchen room
- Gated driveway
- Utility area and downstairs WC





### Grounds and Gardens

To the front of the property is a gated driveway providing ample off road parking and gated access down the side of the house. The rear garden is a fantastic size and is immaculate with a very large paved patio and pathways surrounding an artificial lawn, all surrounded by modern slatted fencing with lighting.

### 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

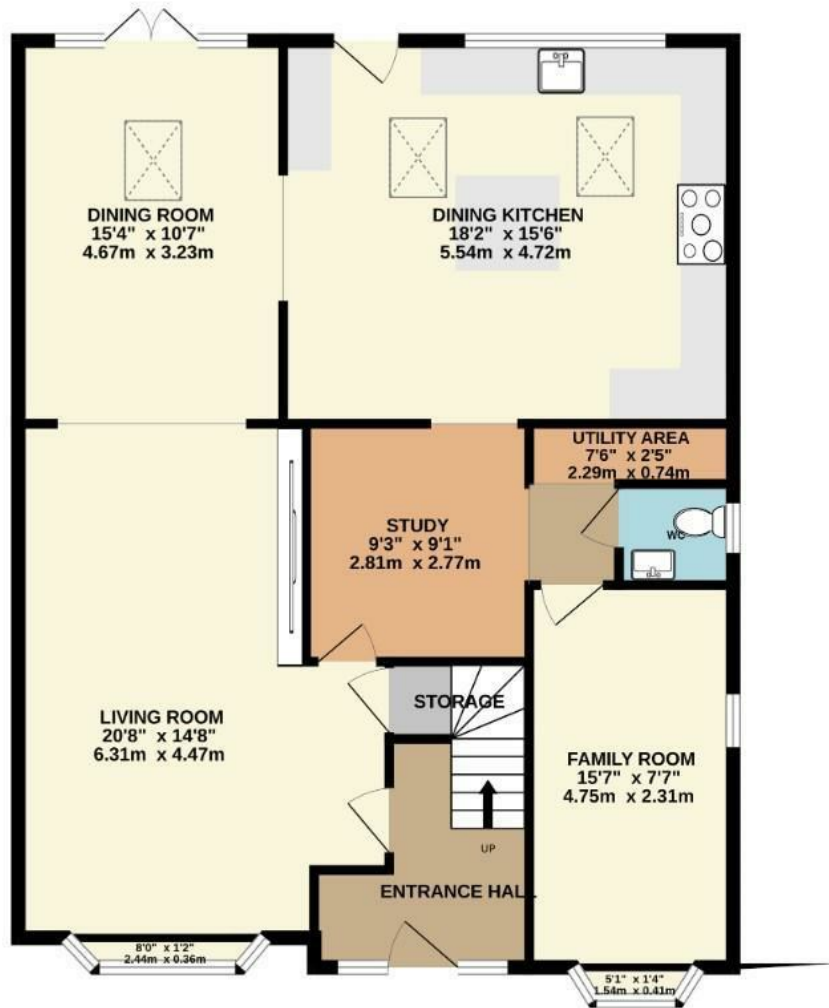
David Lloyd. Manchester International Airport is just 6 miles away, Bramhall Railway Station is on the main line from Manchester to London via Macclesfield and Stoke on Trent, with local trains bound for Manchester Piccadilly also stopping at Bramhall and it's just 23 minutes into the city centre. Bramhall is easily accessible via M60 and M6 motorways and local buses are plentiful.

### Important Information

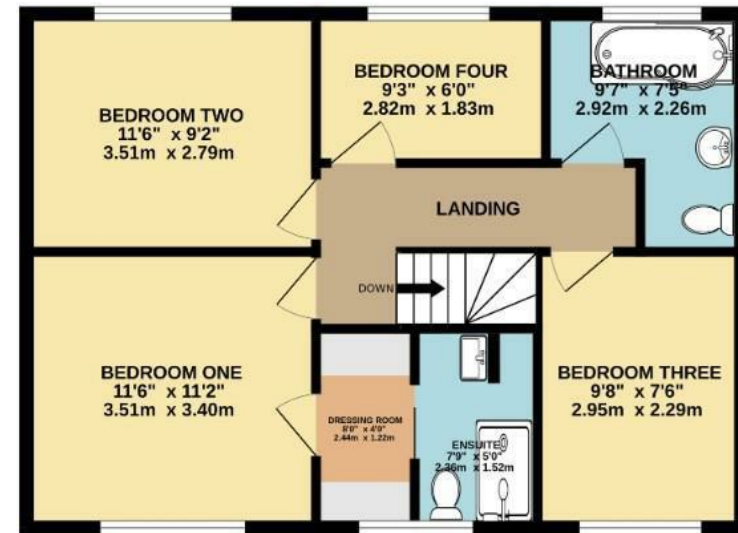
Heating - Gas central heating (radiators)  
Mains - Gas, Electric, waters and drains  
Solar Panels  
Property Construction- Brick built with tiled roof  
Flood Risk -Very Low Risk (Surface water). Very Low Risk (sea and rivers)\*\*  
Water Meter - TBC  
Freehold  
Broadband providers - Openreach- FTTP (Fibre to the Premises). You may also be able to obtain broadband service from these Fixed Wireless Access providers covering your area for Virgin Media, 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 3DT  
**What 3 Words:** echo.taxi.sushi  
**Council Tax Band:** C  
**EPC Rating:** G  
**Tenure:** Freehold

GROUND FLOOR  
1073 sq.ft. (99.7 sq.m.) approx.



1ST FLOOR  
595 sq.ft. (55.2 sq.m.) approx.



TOTAL FLOOR AREA : 1668 sq.ft. (154.9 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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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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