

13 Princes Walk
Bramhall, Cheshire, SK7 2LS

mosley jarman



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£325,000

A well-presented three-bedroom semi-detached family home, situated on the popular Dairyground Estate. The property enjoys a convenient location close to Ladybrook and Pownall Green Primary Schools, Bramhall High School, and is within walking distance of Bramhall Village, the train station, Ladybrook Valley and Bramhall Park. The home benefits from UPVC double glazing, gas central heating and off-road parking to the rear. The accommodation comprises: an entrance porch, living room (with under-stairs storage and feature gas fire), spacious dining room (with French doors opening onto the garden) and a fitted kitchen (with stylish matching wall and base units, space for appliances, and access to the rear garden). To the first floor, the landing (with loft access) leads to three well-proportioned bedrooms, two of which are doubles—and a modern family bathroom.



- A well presented semi-detached family home
- UPVC double glazing
- Convenient position close to Ladybrook and Pownall Green Primary Schools
- Off-road parking to the rear
- Three bedrooms
- Gas fired central heating
- Modern family bathroom
- Close to Bramhall village and Train station



Ground and Gardens

To the front of the property there is a front garden laid to lawn and a stone paved pathway. To the rear there is a easy to maintain garden, including an additional stone paved pathway leading to off road parking for two cars and a electric charging point.

Location

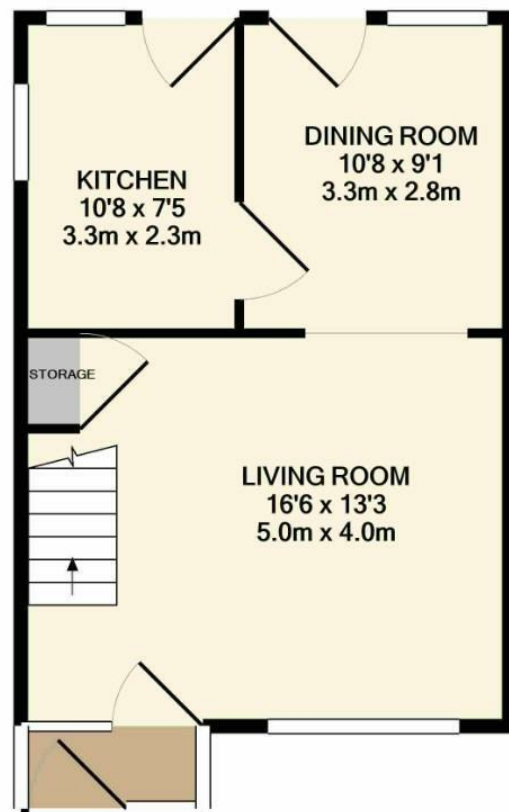
Bramhall is an attractive, leafy and affluent village with a population of around 25,500, situated 11 miles to the south of Manchester. A suburb that has emerged on a 'rich list' as 4th most expensive in house prices around Greater Manchester. Bramhall has a strong village community spirit (voted 'least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

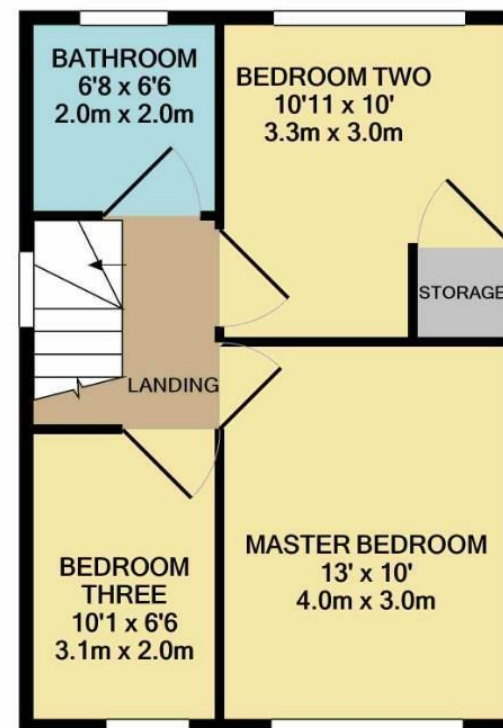
Important information

Heating - Gas central heating (radiators)
Mains - Gas, Electric, waters 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
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 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 2LS**
What 3 Words: **adding.maple.season**
Council Tax Band: **C**
EPC Rating: **E**
Tenure: **Freehold**



GROUND FLOOR
APPROX. FLOOR
AREA 412 SQ.FT.
(38.3 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 395 SQ.FT.
(36.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 808 SQ.FT. (75.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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