

20 Midland Walk  
Bramhall, Cheshire, SK7 3DS



*mosley jarman*



## 20 Midland Walk, Bramhall, Cheshire, SK7 3DS

**£400,000**

A superbly presented three-bedroom semi-detached family home, ideally situated within a popular residential location close to local shops and amenities, Bramhall Park, and within the catchment area for the highly regarded Neville Road Primary School. The property benefits from uPVC double glazing, gas-fired central heating, off-road parking and a private south-west facing rear garden.

The accommodation comprises a welcoming entrance hallway with staircase leading to the first floor. The ground floor is a spacious open-plan living and dining room, providing an excellent space for both everyday family life and entertaining. Bi-fold doors open directly onto the rear garden, allowing plenty of natural light and creating a seamless connection between the indoor and outdoor spaces. The contemporary kitchen is fitted with a range of modern matching wall and base units and benefits from space for appliances, ample storage and direct access to the rear garden. To the first floor, a generous landing provides access to three well-proportioned bedrooms and a stylish family bathroom fitted with a modern four-piece suite, including a separate shower enclosure and bath.

Offered with no onward chain, this fantastic home would be ideally suited to first-time buyers, young families, or those looking to move into a popular area with excellent local amenities and schooling.



- A superb three-bedroom semi-detached family home
- Situated in a popular residential location close to local shops, amenities and transport links
- Benefits from uPVC double glazing and gas-fired central heating
- Private south-west facing rear garden
- Ideal purchase for first-time buyers, young families, or those seeking to move into a desirable area
- Excellent standard throughout
- Conveniently located near Bramhall Park and within the catchment area for the highly regarded Neville Road Primary School
- Driveway providing useful off-road parking
- Detached garage
- Offered for sale with no onward chain



#### The Grounds and Gardens

To the front of the property is a generous driveway providing ample off-road parking for multiple vehicles. There is also a detached garage and convenient side access leading to the rear garden. The rear garden has been thoughtfully landscaped and features a paved patio area, lawn, and a variety of mature bushes and shrubs, creating an attractive outdoor space with a good degree of privacy.

#### 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 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, 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

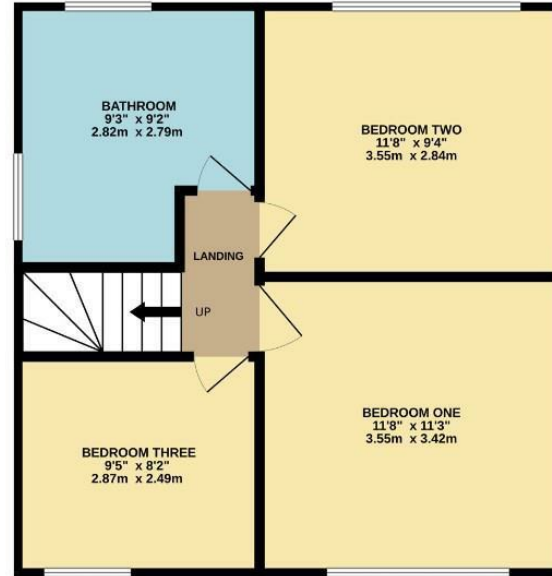
Heating - Gas central heating (radiators)  
 Mains - Gas, Electric, waters and drains  
 Property Construction- Brick built with tiled roof  
 Flood Risk -Very Low Risk (Surface water). Very Low Risk (sea and rivers)\*\*  
 Water Meter - Yes  
 Freehold  
 Broadband providers - Openreach- FTTP (Fibre 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\*\*  
 If you purchase a property through our agency, we will charge an administration fee which includes a contribution towards Anti-Money Laundering (AML) compliance checks, identity verification and our ongoing monitoring obligations in accordance with current Anti-Money Laundering legislation and regulations. Please contact the branch for further information.  
 \*\*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 3DS**  
 What 3 Words: **blame.arrow.same**  
 Council Tax Band: **B**  
 EPC Rating: **C**  
 Tenure: **Freehold**

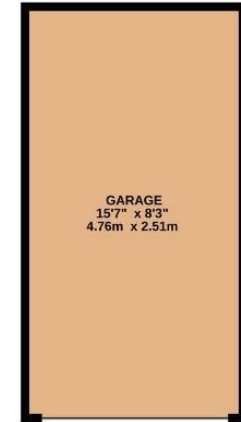
GROUND FLOOR  
446 sq.ft. (41.5 sq.m.) approx.



1ST FLOOR  
446 sq.ft. (41.5 sq.m.) approx.



2ND FLOOR  
129 sq.ft. (12.0 sq.m.) approx.



TOTAL FLOOR AREA : 1021 sq.ft. (94.9 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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