

52 Ladybrook Road
Bramhall, Cheshire, SK7 3NE



mosley jarman



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Guide Price £500,000

A stylishly presented townhouse, situated on a corner plot towards the cul de sac end of Ladybrook Road, a hugely desirable location just a short walk from Bramhall Park, Bramhall Park Golf Club, Cheadle Hulme Village and the mainline station. Fully embracing its 'Mid Century' heritage the vendors have been bold and leaned into this style, restoring and replacing much of its original decorative features including Lincrusta 'checkers' wall paper, whilst adding their own striking additions, all to an excellent specification making this an easy 'move in' home which is bound to appeal.

Accessed via a generous enclosed porch and spacious entrance hallway, the property comprises a flexible downstairs bedroom or large office with a useful shower/ utility room and WC. An internal leads to door to the integrated garage.

The striking open tread staircase leads to the first floor where large glazed panels and doors lead through to the large L-shaped lounge / dining space. Flooded with natural light through the large windows, this lovely space enjoys a feature wood effect feature wall in the lounge area whilst from the spacious dining space and door leads through to a statement black and white breakfast kitchen. Fitted with an extensive range of floor and wall units with Corian work surfaces and a breakfast bar the fantastic kitchen houses an integrated Neff double oven, a Liebherr fridge freezer, a Neff gas hob and space for a dishwasher.

On the second floor, the beautiful staircase is set below a large skylight which floods the space with light whilst a striking feature wall frames the space and is further enhanced with 'Tom Dixon' drop lights, whilst the landing leads to 3 further generous double bedrooms, all flooded with natural light through the large windows. A beautifully appointed shower room with travertine tiled wall and flooring, wall hung WC and circular basin and a walk in 'wet room' shower, with another skylight window which also provides roof access.

- STYLISHLY PRESENTED THROUGHOUT
- 2 BATHROOMS
- STRIKING FITTED KITCHEN
- PRIME BRAMHALL PARK LOCATION
- 4 DOUBLE BEDROOMS
- WONDERFUL OPEN PLAN LIVING
- DRIVEWAY AND GARAGE
- CLOSE TO DESIRABLE SCHOOLS (SUCH AS CHEADLE HULME SCHOOL, GREENBANK PREP AND LANE END)



Design

Designed by British Design Partnership (BDP), an international renowned practice for pushing boundaries and creating designs that are functional and sustainable.

Grounds and Gardens

Being tucked away towards the end of Ladybrook Road, the property has a lawned garden area which wraps around the front and rear where a good sized driveway provides ample off road parking and access to the integrated garage.

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 Bramhall 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 flat roof.

Flood Risk - Very Low Risk (Surface water), Very Low Risk (sea and rivers)**

Water Meter- Present at Property

Leasehold - 940 years remaining. Ground rent £15/ annum

Broadband providers - VIRGIN - 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 3NE

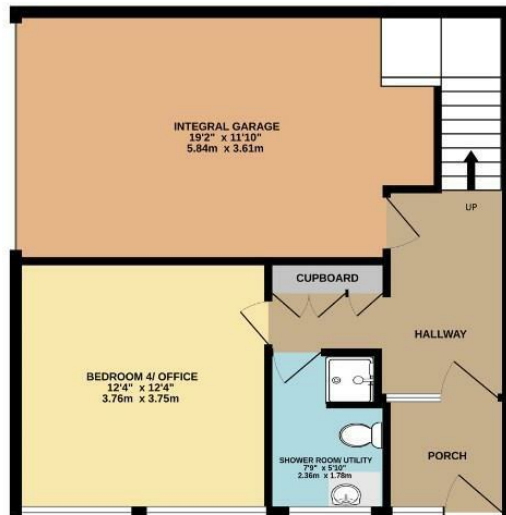
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Council Tax Band: D

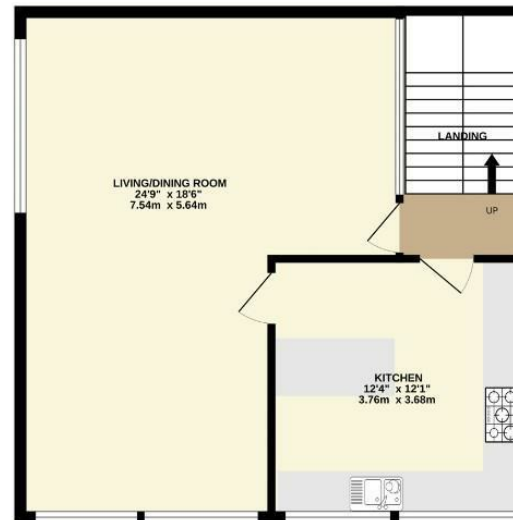
EPC Rating: C

Tenure: Leasehold

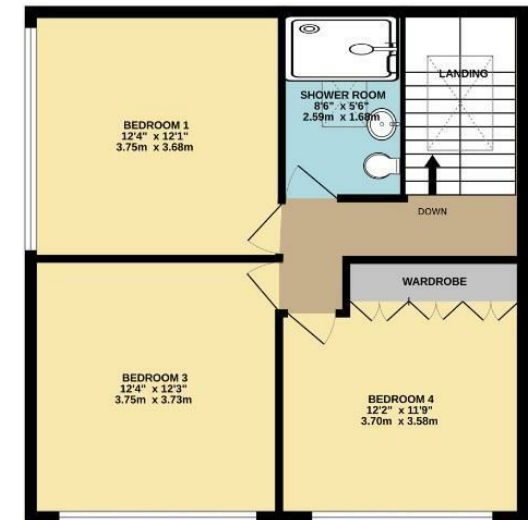
GROUND FLOOR
588 sq.ft. (54.7 sq.m.) approx.



1ST FLOOR
611 sq.ft. (56.7 sq.m.) approx.



2ND FLOOR
595 sq.ft. (55.3 sq.m.) approx.



TOTAL FLOOR AREA : 1794 sq.ft. (166.7 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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