

32 Fords Lane

Bramhall, Cheshire, SK7 1DQ



*mosley jarman*



**32 Fords Lane, Bramhall, Cheshire, SK7 1DQ**

**Asking Price £750,000**

An exceptional and significantly extended true bungalow, situated in this favoured location on the edge of 'Kitts Moss', just a short stroll from the heart of Bramhall village with all of its wonderful amenities. Enjoying a superb corner plot position with well maintained gardens to 3 sides as well as a separate garage, the bungalow is particularly well presented and has been very well maintained, giving a 'move in' home whilst still giving scope to convert the first floor (subject to consents). Offered to the market chain free, it really is an excellent opportunity.

Accessed via an enclosed porch at the front, the property comprises a spacious hallway, a large dual aspect lounge with French doors opening to the rear garden and the extended kitchen/ dining space, also with doors opening to the rear garden. The kitchen space is fitted with a stylish and contemporary range of units with granite style worktops and a full host of Neff and Bosch integrated appliances. Off the dining area is a small utility room with a side door leading to the side garden.

From the hallway there are 3 double bedrooms, with the principal one enjoying a wet room style en-suite, whilst the family bathroom is attractively appointed and houses both a bath and walk in shower.

- 3 DOUBLE BEDROOMS
- CORNER PLOT POSITION
- EN-SUITE AND FAMILY BATHROOM
- DRIVEWAY AND GARAGE
- IMMACULATLY PRESENTED
- CLOSE TO BRAMHALL VILLAGE
- KITCHEN/ DINER
- CHAIN FREE



## Grounds and Gardens

Enjoying a generous corner plot position, there are very well maintained gardens to all sides. The main garden at the rear is largely laid to lawn with shrub and tree lined borders. At both sides of the property there are paved patio areas, perfect for al-fresco dining all all times of the day. There is secure gated access at both sides. The garage is set to the side of the property, and has an up and over door at the front.

## 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 - 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 EE, Three®

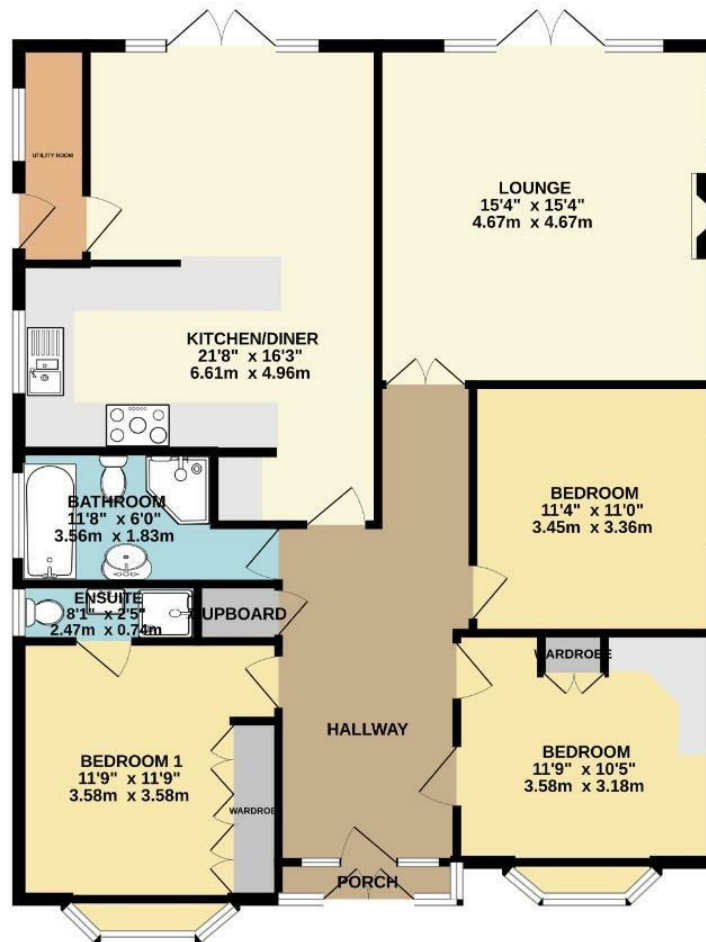
Mobile providers- Mobile coverage at the property available with all main providers\*

\*\*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

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|---------------|-----------------|
| Postcode:     | SK7 1DQ         |
| What 3 Words: | hype.forks.pace |
| Council Tax   | F               |
| Band:         | D               |
| EPC Rating:   | Freehold        |
| Tenure:       |                 |

GROUND FLOOR  
1216 sq.ft. (112.9 sq.m.) approx.



TOTAL FLOOR AREA: 1216 sq.ft. (112.9 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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