

# 17 Milverton Drive

Bramhall, Cheshire, SK7 1EY



*mosley jarman*





## 17 Milverton Drive, Bramhall, Cheshire, SK7 1EY

**£850,000**

A very exciting opportunity to acquire this substantial, chain free family home in an extremely sought after residential cul de sac just off Moss Lane in Bramhall. Having been extended to the side, the property offers 5 bedrooms, 2 bathrooms and 3 receptions and further benefits from a double garage. Whilst in need of some minor elements of decorative updating, this wonderful home has been well maintained and as such will make a superb 'forever' home for those looking for a property on which to put their own stamp. Please note the land to the right hand side of the property is not included in the sale.

Comprising a spacious entrance hallway with double doors opening to a 20ft dining room at the front, whilst to the other side is a large 19ft lounge with a bow window to the front elevation and glazed double doors opening to a conservatory which overlooks the rear garden. A generous downstairs WC is also off the hall. The separate breakfast kitchen overlooks the rear garden with a door leading out, and is fitted with a good range of floor and wall units with an integrated double oven, gas hob, fridge/ freezer and dishwasher. An internal door leads through to the utility room, again nicely fitted with space for a washer and dryer and another internal door leads through to the attached double garage.

On the first floor, the landing leads to 5 bedrooms (all with built in wardrobes/ furniture), and the family bathroom. The principal bedroom is very sizable being positioned over the garage and benefits from a lovely en-suite shower room.



- EXTENDED DETACHED FAMILY HOME • 5 BEDROOMS
- 3 RECEPTIONS • ATTACHED DOUBLE GARAGE
- VERY DESIRABLE CUL DE SAC • JUST OFF MOSS LANE
- CHAIN FREE SALE • WELL MAINTAINED THROUGHOUT





## Grounds and Gardens

There is an attractive lawned garden to the front, divided by a neat imprinted concrete pathway which links to the double driveway in front of the garage and extends down the side and to the rear where it extends into a patio adjacent to the rear of the house. The rear garden is largely lawned, bordered by a mature tree lined boundary at the rear. The land to the right hand side of the property is not included in the sale.

## 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 manor houses. 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, 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 powered Central heating

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 - Present at property

Freehold

Broadband providers - Openreach- FTTP (Fibre to 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. (Some limited indoor and outdoor coverage).

\*\*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 1EY**

What 3 Words: **sing.navy.tower**

Council Tax Band: **E**

EPC Rating: **C**

Tenure: **Freehold**

GROUND FLOOR  
1151 sq.ft. (106.9 sq.m.) approx.



1ST FLOOR  
1000 sq.ft. (92.9 sq.m.) approx.



TOTAL FLOOR AREA : 2151 sq.ft. (199.8 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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