

6 Seal Road

Bramhall, Cheshire, SK7 2JR



*mosley jarman*



**6 Seal Road, Bramhall, Cheshire,  
SK7 2JR**

### **Offers In Excess Of £500,000**

A particularly well maintained detached bungalow in a very popular residential location close to a good range of local amenities as well as being with easy reach of Bramhall village. Offered to the market chain free, the property offers 2 double bedrooms and a kitchen which now opens up to a lovely spacious conservatory which overlooks the rear gardens in addition to a large lounge at the front of the property.

Accessed via a small porch, the property comprises a hallway, the spacious dual aspect lounge with a gas fire, a modern fitted kitchen which houses an attractive range of units with granite style worktops and an integrated Bosch gas hob, Bosch double oven and fridge. A large opening leads through to the lovely conservatory which has double doors opening to the garden. Beyond the kitchen is a second smaller conservatory extension utilised as a utility room with an integrated washing machine and freezer, and second sink and with a door leading to the garden.

The main bedroom is a great size and has an extensive range of built in wardrobes, whilst the second double bedroom has another built in wardrobe and overlooks the rear garden. The family shower room has recently been re-fitted with a wet-room style shower with fully tiled floor and walls, low level WC and a vanity hand wash basin. A cupboard houses the central heating boiler.

- VERY WELL MAINTAINED DETACHED BUNGALOW
- LANDSCAPED REAR GARDEN
- 2 DOUBLE BEDROOMS
- KITCHEN EXTENDING TO CONSERVATORY
- DRIVEWAY AND CAR PORT
- RECENTLY REFITTED WET ROOM



## Grounds and Gardens

To the front of the property is a good sized, low maintenance garden frontage with shrub filled beds and borders, sitting alongside the driveway which extends to a small covered carport. The rear garden has been landscaped with stone paved patios and pathways, a central lawn and surrounded by well stocked beds, hedge and shrub filled borders. There's a good sized timber shed and gated access down the side.

## 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

Leasehold - 930 years remaining. £10/ annum Ground Rent

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\*

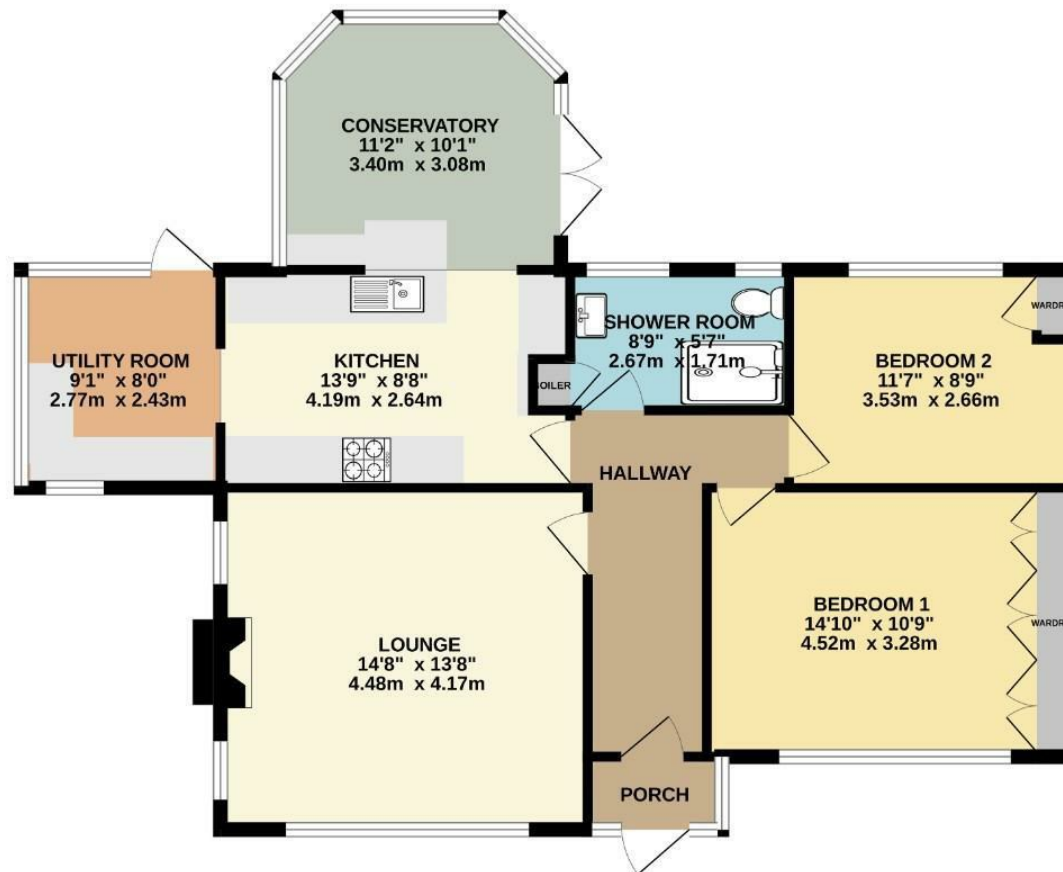
Mobile providers- Mobile coverage at the property available with all main providers\*.

\*\*\*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 2JR         |
| What 3 Words:     | chat.vote.tests |
| Council Tax Band: | D               |
| EPC Rating:       | Leasehold       |
| Tenure:           |                 |

GROUND FLOOR  
901 sq.ft. (83.7 sq.m.) approx.



TOTAL FLOOR AREA : 901 sq.ft. (83.7 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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