

109 Meadway

Bramhall, Cheshire, SK7 1NL



mosley jarman





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£450,000

A significantly extended and superbly presented home on edge of the ever popular 'Little Australia', ideally placed close to Bramhall village and a short walk to Queensgate Primary. Enjoying a superb and beautifully finished kitchen and an extended dining room with lots of doors out to the rear garden, this home enjoys a number of high specification features which really sets it apart, as well as a beautifully landscaped rear garden and large driveway frontage.

The accommodation comprises a spacious hallway with LVT flooring, wall panelling detail and bespoke understairs storage cupboards and flows through to the extended breakfast kitchen at the rear. Fitted with an attractive range of units and a large central island incorporating a breakfast bar, all with Silestone worktops, it houses Neff integrated appliances to include an induction hob (in the island) with extractor hood above, oven, combi microwave oven, warming draw and dishwasher, with a freestanding American style fridge freezer. 2 sets of double doors opening to the rear garden and a skylight window adds further natural light. Just off the kitchen is a utility room which in turn gives internal access to a spacious storage garage with EV charger. The lounge has a box bay window to the front elevation and a contemporary remotely controlled gas fire set within the chimney breast whilst internal bi-folding doors open to the extended dining room, flooded with light through another skylight window with Crittal style bi-folding doors leading out to the garden.

On the first floor the landing leads to 3 bedrooms, the main one enjoying built in sliding fronted wardrobes and engineered wooden flooring. The family bathroom is fully tiled with underfloor heating and has been re-configured to incorporate a bath and separate walk in shower recess which has a smart controlled shower with variable user settings. A wall mounted mirrored cabinet incorporates lighting, shaver socket and speakers.



- EXTENDED FAMILY HOME
- BEAUTIFULLY PRESENTED THROUGHOUT
- EXTENDED BREAKFAST KITCHEN
- EXTENDED DINING ROOM WITH BI-FOLDING DOORS
- LANDSCAPED REAR GARDEN
- LARGE DRIVEWAY FRONTAGE
- HIGH SPECIFICATION FEATURES THROUGHOUT
- CHAIN FREE SALE





Grounds and Gardens

To the front is a spacious block paved driveway providing ample off road parking and with attractive borders to the side. The rear garden has been landscaped to incorporate a composite deck adjacent to the rear of the property, a neat lawn with well stocked borders and whilst to the rear is a large porcelain tiled patio with a fabulous Pergola with adjustable 'blades'. There a number of power points and gated access to a pathway at the rear.

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

Mains - Gas, electric, water and drains

Property Construction- Brick built with tiled roof

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

Heating - Gas Central Heating radiators, one electric radiator and electric underfloor heating in the bathroom

Water Meter - TBC

Freehold

Broadband providers - Openreach- Full Fibre Broadband. 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*. (Some limited indoor 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

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Postcode: **SK7 1NL**

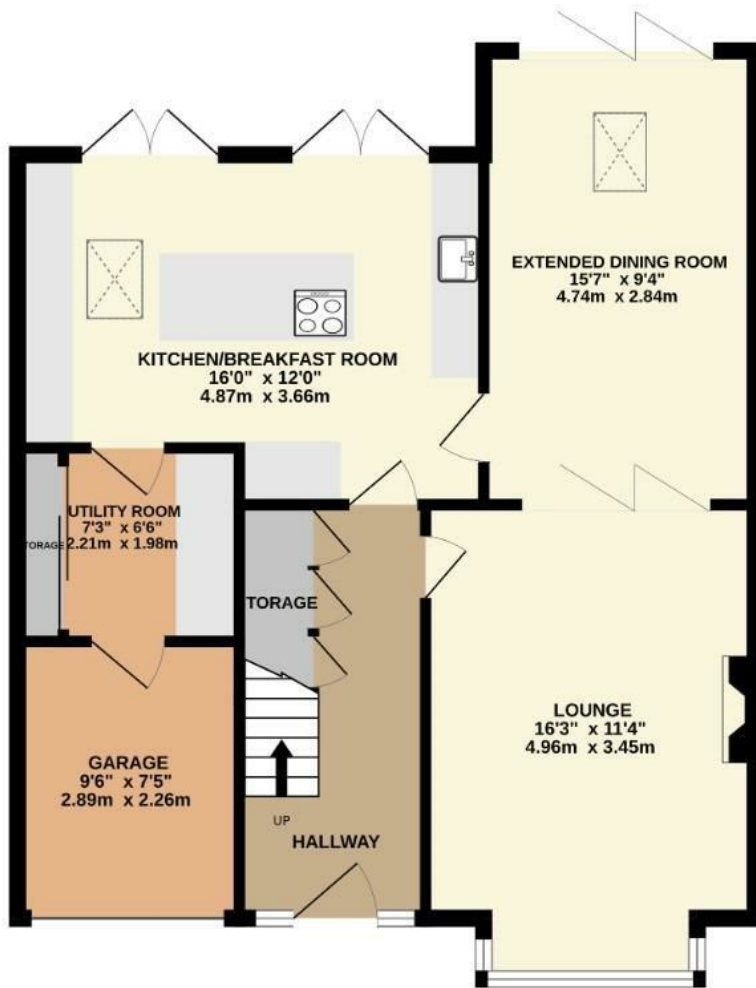
What 3 Words: **drift.priced.salsa**

Council Tax Band: **C**

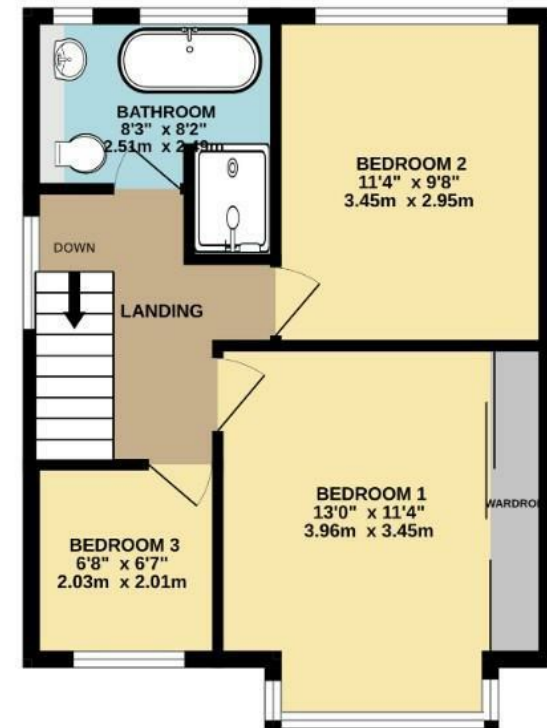
EPC Rating: **Freehold**

Tenure:

GROUND FLOOR
708 sq.ft. (65.7 sq.m.) approx.



1ST FLOOR
405 sq.ft. (37.6 sq.m.) approx.



TOTAL FLOOR AREA : 1113 sq.ft. (103.4 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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