

9 Earle Road
Bramhall, Cheshire, SK7 3HE



mosley jarman





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£550,000

A deceptively spacious, extended family home offering approximately 1675sq ft of accommodation in this very popular residential location, close to Bramhall Park and a short walk to Neville Road primary school. Boasting a recently re-fitted kitchen and 3 large reception rooms, it also enjoys 4 generous bedrooms with a shower off the master bedroom in addition to a large family bathroom.

The accommodation comprises a particularly generous hallway with attractive leaded lights surrounding the front door and a useful understairs WC. To the front is a large bay fronted dining room, currently an artist studio, whilst to the rear is a generous lounge with a feature fire place, and another box bay with a door opening to the rear garden. The garage is also accessed from the hallway, has a door and window to the side and garage door to the front which has temporarily been blocked to make this space an informal utility and store room. Adjacent to the kitchen at the rear is a morning room which has been extended to the side and has a door leading through to the kitchen. Having recently been re-fitted with an attractive range of floor and wall units, the kitchen overlooks the rear garden and houses an integrated oven, microwave, 5 ring gas hob and a slimline dishwasher. A door to the side opens to a small conservatory porch which gives access to the garden.

On the first floor the split level landing leads to 4 particularly well proportioned bedrooms, 3 of which have built in wardrobes, whilst the principal one also has a tucked away recess housing a shower. The spacious family bathroom houses a bath, low level WC and hand wash basin.

- EXTENDED FAMILY HOME
- CLOSE TO NEVILLE ROAD PRIMARY
- A SHORT WALK TO BRAMHALL PARK
- 3 RECEPTION ROOMS
- 4 GENEROUS BEDROOMS
- DRIVEWAY AND GARAGE
- ENCLOSED REAR GARDEN
- LOVELY ORIGINAL FEATURES





Grounds and Gardens

To the front is a small garden frontage set along side a driveway which provides off road parking and access to the integrated garage. There is access down the side leading to the rear garden which has crazy paved patio's a central lawn and mature tree and shrub filled borders.

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 its 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 - No

Tenure TBC

Broadband providers - Openreach- Fibre to the cabinet. 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 3HE

What 3 Words: horses.evenly.cheer

Council Tax E

Band: Freehold

EPC Rating:

Tenure:

GROUND FLOOR
971 sq.ft. (90.2 sq.m.) approx.



1ST FLOOR
704 sq.ft. (65.4 sq.m.) approx.



TOTAL FLOOR AREA: 1675 sq.ft. (155.6 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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