

5 Briarlands Close

Bramhall, Cheshire, SK7 2RB



mosley jarman





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£450,000

Superbly positioned in a quiet cul de sac position, barely a stones throw from the centre of Bramhall village is this very well presented bungalow, offered chain free and with a share of the Freehold for this exclusive development. Boasting 2 double bedrooms, a spacious kitchen/ diner and a generous lounge, the property overlooks gardens to the front and rear, which are maintained as part of the maintenance agreement. As such is bound to appeal to those downsizing and/or looking for minimal maintenance living, whilst retaining an independent lifestyle.

The accommodation comprises a spacious hallway with a large cloak/ storage cupboard, leading to a generous box bay fronted lounge with a feature fireplace on one side, whilst opposite is the kitchen/ diner which overlooks the front. The kitchen is fitted with a good range of floor and wall units housing an integrated halogen hob, double oven, dishwasher and fridge/ freezer. An internal door opens to a small utility room containing a combi-boiler and plumbing for a washing machine. An external door from the kitchen opens to the side, close to the garage and driveway.

Set to the rear an internal hallway leads to 2 double bedrooms both overlooking the rear gardens. Bedroom one has a range of built in wardrobes and a door to an en-suite WC. The family bathroom is neatly appointed with a P-shaped bath with shower above, a close-coupled WC and hand wash basin.



- CUL DE SAC POSITION
- SHORT STROLL TO BRAMHALL VILLAGE
- COMMUNALLY MAINTAINED GARDENS
- TWO DOUBLE BEDROOMS
- KITCHEN/ DINER
- DETACHED GARAGE
- OFF ROAD PARKING FOR 2 CARS
- CHAIN FREE SALE





Ground and Gardens

There are attractive lawned gardens directly in front of and also at the rear which are communally maintained as part of the service agreement. A detached garage is set to the side of the property with off road parking directly to the front of it.

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 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 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

Heating - Gas powered Central heating via a combi boiler.

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 with 84 years remaining plus a share of the Freehold. Lease can be extended to 999 years by application to Brookfield Management Company which is wholly owned and managed by the residents.

Reasonable Management fees - currently £335/ quarter. No Ground rent.

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

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Postcode: **SK7 2RB**

What 3 Words: **punt.pens.cigar**

Council Tax Band: **D**

EPC Rating: **C**

Tenure: **Leasehold - Share of Freehold**

GROUND FLOOR
809 sq.ft. (75.2 sq.m.) approx.



TOTAL FLOOR AREA: 809 sq.ft. (75.2 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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