

26 Melbourne Road

Bramhall, Cheshire, SK7 1LS



mosley jarman



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£575,000

A well presented and extended four-bedroom detached family home, situated within the highly regarded "Little Australia" area of Bramhall. The property enjoys a prime position within a short walk of Bramhall Village, offering a variety of shops, restaurants, and amenities, as well as the train station providing convenient commuter links. It also falls within the sought-after school catchment areas for Queensgate Primary School and Bramhall High School, making it an ideal choice for families.

The home benefits from UPVC double glazing and gas-fired central heating throughout, along with an attractive resin driveway to the front providing ample off-road parking for several vehicles. To the rear, the property enjoys a private south-facing garden, perfect for enjoying the sun throughout the day. In addition, the property offers excellent scope for further extension or reconfiguration, subject to the necessary planning permissions, allowing future owners to tailor the home to their needs.

The well-proportioned accommodation comprises a welcoming and spacious entrance hallway with cloakroom storage, leading to a versatile sitting room/study which provides an ideal space for working from home, a playroom, or an additional reception room for entertaining. An inner hallway provides access to a convenient downstairs WC.

The kitchen is fitted with a range of matching wall and base units with worktop space and room for appliances, and connects well to the dining room, creating an ideal space social gatherings. Completing the ground floor is a comfortable living room which offers a relaxing space for everyday living and entertaining.

To the first floor, a central landing provides access to four bedrooms, two of which benefit from fitted storage. Completing the accommodation is a family bathroom.



- A well presented and extended detached family home
- Located within the highly sought-after "Little Australia" area of Bramhall
- School catchment area, including Queensgate Primary School
- Attractive resin driveway providing off road parking
- Further potential to extend or reconfigure the property, subject to the relevant planning permissions
- Four-bedroom
- Short walk of Bramhall Village, offering a variety of shops, cafés, restaurants and local amenities
- UPVC double glazing and gas fired central heating
- Private south facing garden



The Grounds and Gardens

To the front of the property there is an attractive resin driveway providing off-road parking for several vehicles, along with a side gate offering access to the rear garden. To the rear, the property enjoys a south-facing garden, mainly laid to lawn, with a patio area ideal for entertaining, and a range of bushes, shrubs, and trees providing a high level of privacy.

The Location

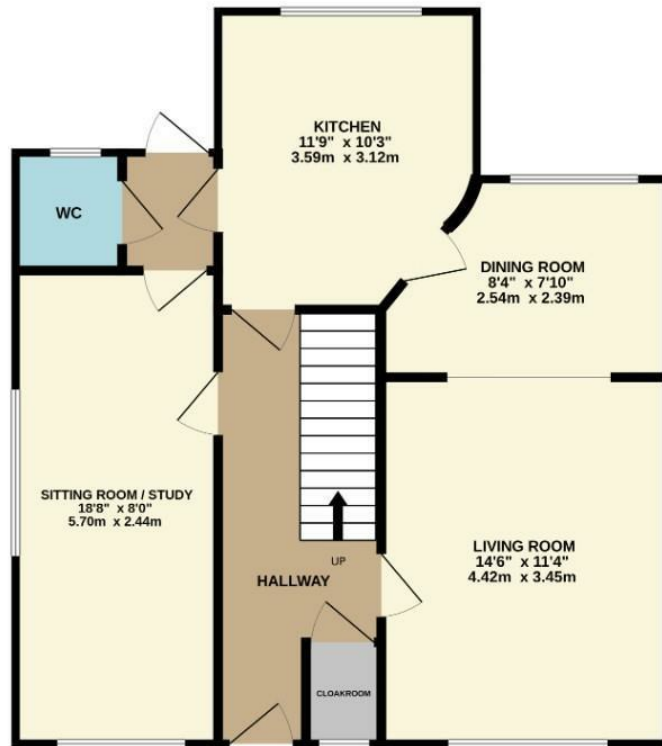
Bramhall is an attractive, leafy and affluent village with a population of around 25,500, situated 11 miles to the south of Manchester. A suburb that has emerged on a 'rich list' as 4th most expensive in house prices around Greater Manchester. Bramhall has a strong village community spirit (voted 'least 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 Bramall 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

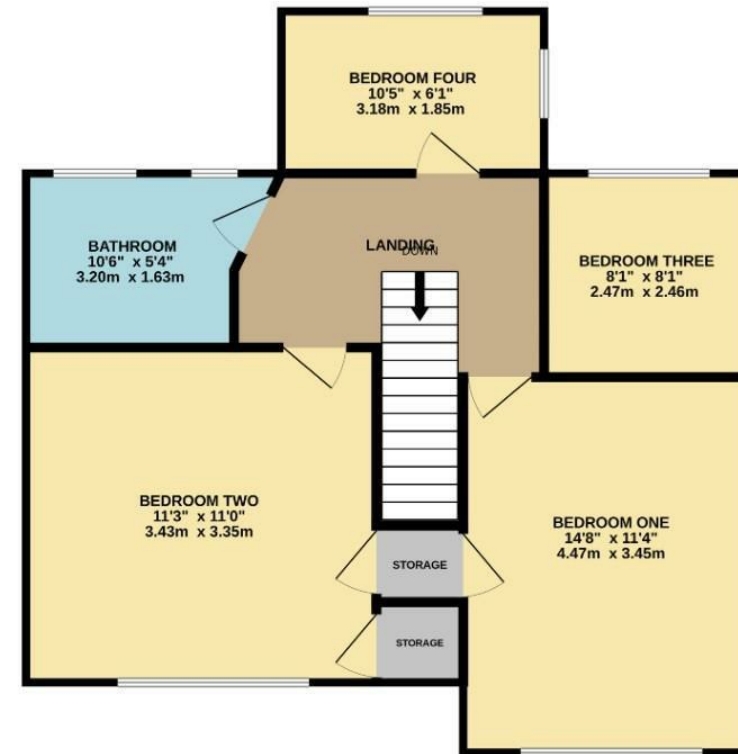
Mains - Gas, electric, water and drains
 Property Construction- Brick built with tiled roof
 Flood Risk - Very Low Risk (Surface water), Very Low Risk (sea and rivers)**
 Heating - Gas Central Heating radiators
 Water Meter - Yes
 Leasehold - (999 year term / 935 remaining)
 Broadband providers - Openreach- 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

Postcode: **SK7 1LS**
 What 3 Words: **system.clocks.cost**
 Council Tax Band: **D**
 EPC Rating: **tbc**
 Tenure: **Leasehold**

GROUND FLOOR
651 sq.ft. (60.5 sq.m.) approx.



1ST FLOOR
673 sq.ft. (62.5 sq.m.) approx.



TOTAL FLOOR AREA : 1324 sq.ft. (123.0 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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