

7 Redford Drive
Bramhall, Cheshire, SK7 3PG



mosley jarman



**7 Redford Drive, Bramhall,
Cheshire, SK7 3PG**

£315,000

A well appointed three bedroom semi-detached family home which forms part of the popular 'New House Farm' estate and offers generous sized accommodation. This property is ideal for a first-time buyer or anyone looking to put their own stamp on a home. The property provides off road parking and a private family garden to the rear, UPVC double glazing and gas fired central heating. The accommodation which can only be fully appreciated after an internal inspection briefly includes; entrance hall, spacious living room through to dining room and kitchen (fitted with modern matching wall and base units and appliances). To the first floor there is a landing providing access to three bedrooms and a modern shower-room. NO CHAIN.

- A WELL APPPOINTED SEMI-DETACHED FAMILY HOME
- THREE BEDROOMS
- MODERN FITTED KITCHEN WITH APPLIANCES
- UPVC DOUBLE GLAZING
- GAS FIRED CENTRAL HEATING
- OFF ROAD PARKING FOR SEVERAL CARS
- PRIVATE REAR GARDEN
- CLOSE TO BRAMHALL PARK AND LOCAL SHOPS
- DETACHED GARAGE
- NO CHAIN





The Grounds and Gardens

Outside a driveway to the front provides off road parking for several cars and leads up to a detached single garage. To the rear there is an enclosed, good sized garden which is mainly laid to lawn with a paved patio area.

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 SK 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

Heating - Gas central heating (radiators)

Mains - Gas, electric, water and drains

Property Construction- Brick built with tiled roof

Flood Risk - Very low risk of flooding (Surface water), Very low risk of flooding (sea and rivers)**

Water Meter- yes

Freehold

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.

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 3PG**

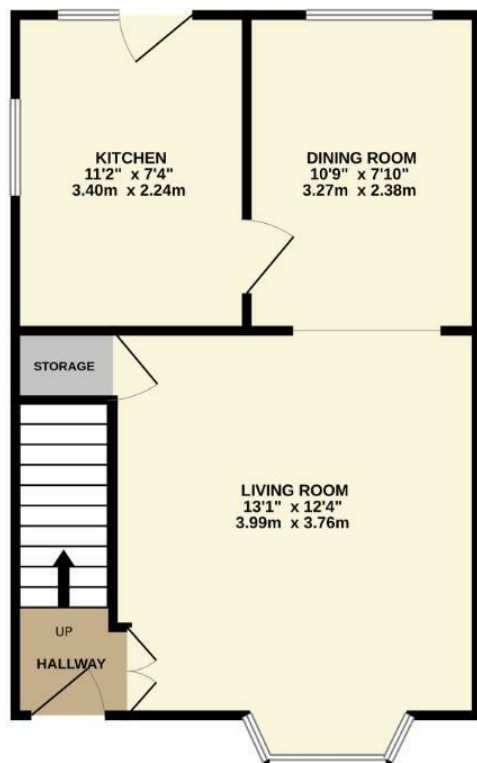
What 3 Words: **///arrow.vibe.votes**

Council Tax Band: **C**

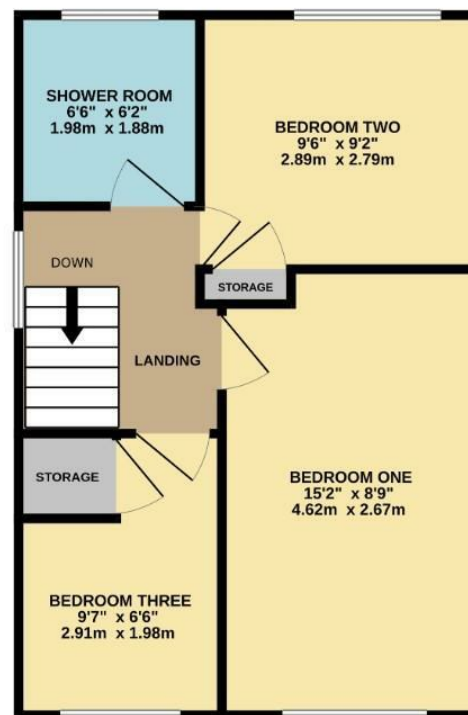
EPC Rating: **D**

Tenure: **Freehold**

GROUND FLOOR
379 sq.ft. (35.2 sq.m.) approx.



1ST FLOOR
372 sq.ft. (34.5 sq.m.) approx.



TOTAL FLOOR AREA : 751 sq.ft. (69.8 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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