

51 Eskdale Avenue

Bramhall, Cheshire, SK7 1DX



*mosley jarman*





## 51 Eskdale Avenue, Bramhall, Cheshire, SK7 1DX

**£625,000**

A stunning example of an extended family home in this hugely sought after Bramhall cul de sac, just a short stroll to the village and within the catchment for Moss Hey Primary and Bramhall High School. This lovely home has been through a 'back to brick' redevelopment, and now boasts a stunning kitchen/ diner, large main reception room, utility, downstairs WC, plus 4 double bedrooms and 3 bathrooms and is offered to the market CHAIN FREE.

Accessed via the newly laid Indian Stone driveway, the accommodation comprises a spacious hallway with large understairs storage cupboard and striking Herringbone LVT flooring which extends through much of the ground floor. The large dual aspect lounge is at the front, boasting a large picture window overlooking the front garden, whilst to the rear is the wonderful kitchen/ diner with bi-folding doors opening to the rear garden. The kitchen space is fitted with a contemporary range of floor and wall units as well as a wonderful island with Quartz worktop, and houses an integrated Bosch oven, microwave and dishwasher, with an AEG induction hob with integrated extraction in the island and an integrated fridge/ freezer. Beyond the dining space is a very generous utility room, fitted with excellent storage cupboards, a sink and space for a washing machine and dryer. An internal door leads the storage garage whilst another door opens to the garden. Beyond the utility is a beautifully appointed down stairs WC.

On the first floor the landing gives access to 4 particularly well proportioned bedrooms, with attractive en-suites to bedrooms one and two in addition to the stunning family bathroom which boasts both a freestanding bath and a large walk in shower.

- COMPLETELY REFURBISHED FAMILY HOME
- 3 BATHROOMS
- LARGE LOUNGE
- STORAGE GARAGE
- 4 DOUBLE BEDROOMS
- STUNNING KITCHEN/ DINER
- UTILITY ROOM AND DOWNSTAIRS WC
- CUL DE SAC LOCATION





### Grounds and Gardens

To the front is a small garden frontage alongside the generous Indian Stone driveway which provides ample off road parking and access to the integrated storage garage via an electric roller door. To the rear is an attractive garden with a generous paved patio running adjacent to the rear of the house, beyond which is a good sized lawn and generous border, surrounded by panel fencing.

### 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 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, 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 central heating (radiators)

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

Freehold

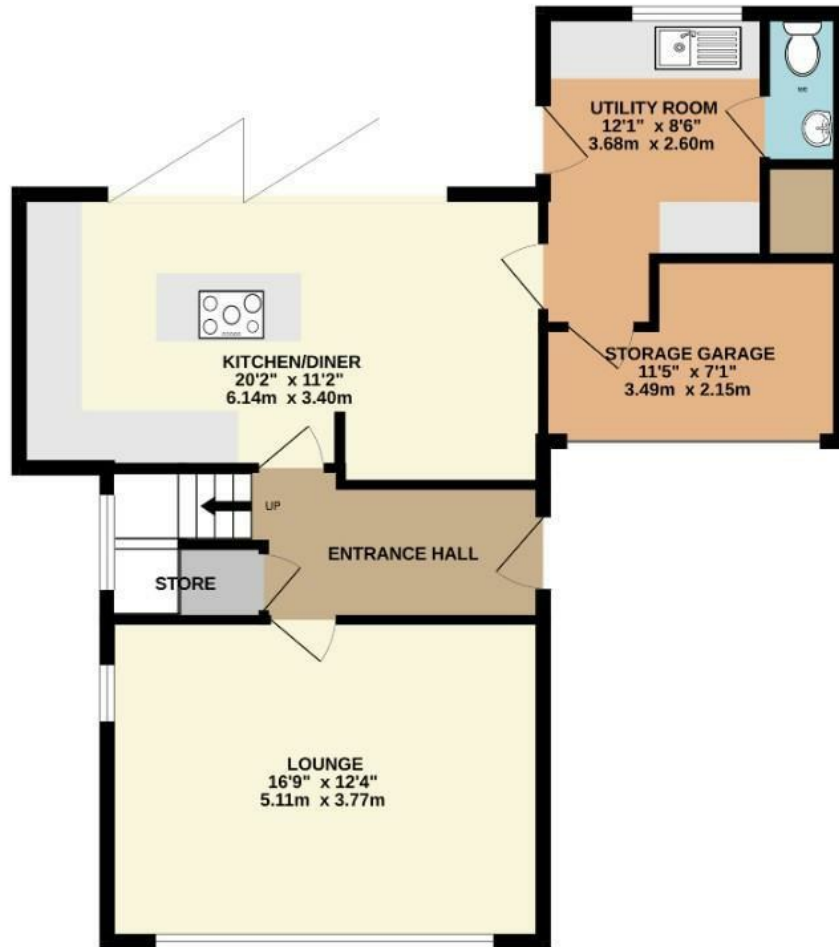
Broadband providers - Openreach- FTTP (Fibre to the Premises). You may also be able to obtain broadband service from these Fixed Wireless Access providers covering your area for EE, Three\* Mobile providers- Mobile coverage at the property available with all main providers\*.

\* 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.

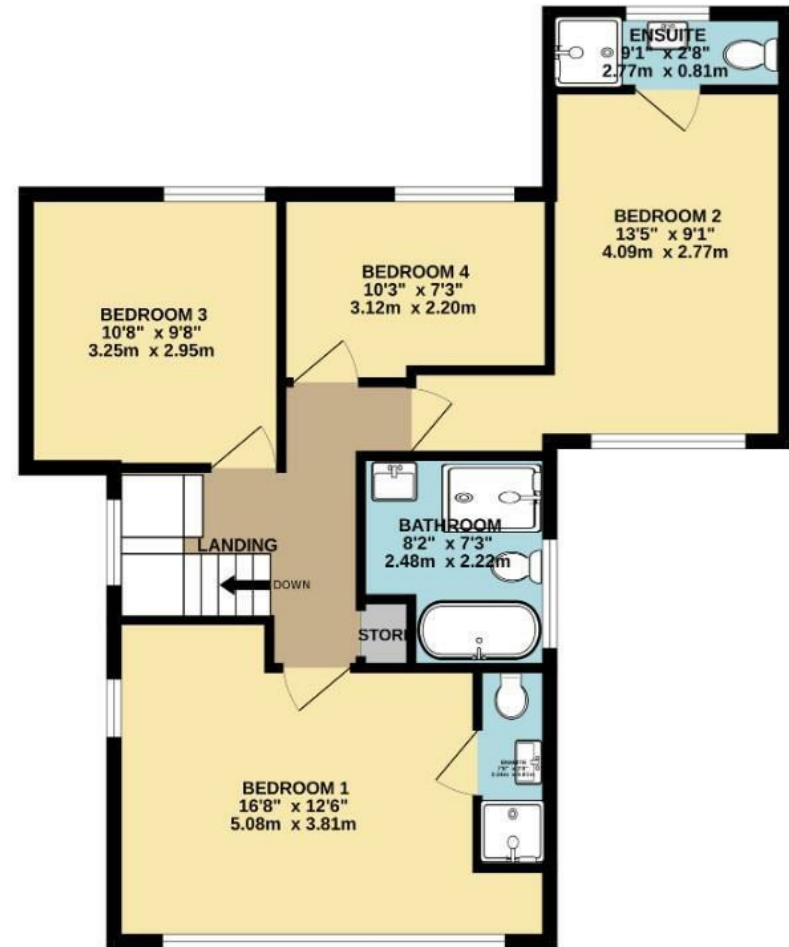
\*\* Information provided by GOV.UK

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|-------------------|-------------------|
| Postcode:         | SK7 1DX           |
| What 3 Words:     | pure.suffice.ever |
| Council Tax Band: | D                 |
| EPC Rating:       | D                 |
| Tenure:           | Freehold          |

GROUND FLOOR  
705 sq.ft. (65.5 sq.m.) approx.



1ST FLOOR  
667 sq.ft. (61.9 sq.m.) approx.



TOTAL FLOOR AREA : 1371 sq.ft. (127.4 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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226 Moss Lane, Bramhall, Cheshire, SK7 1BD

Email: [bramhall@mosleyjarman.co.uk](mailto:bramhall@mosleyjarman.co.uk)

T: 0161 439 5658  
[www.mosleyjarman.co.uk](http://www.mosleyjarman.co.uk)

*mosley jarman*

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