

28 Birchway  
Bramhall, Cheshire, SK7 2AG



mosley jarman



## 28 Birchway, Bramhall, Cheshire, SK7 2AG

**Offers Over £450,000**

This extended three-bedroom detached bungalow is situated on a large plot in a quiet cul-de-sac, in a popular and convenient location within walking distance of Bramhall Village, the train station, and other local amenities. The property benefits from UPVC double glazing and is warmed by gas-fired central heating (run by a new Vaillant ecoFIT pure 830 combi boiler with a Hive thermostat, offering a 5-year warranty). It is offered for sale with no onward chain, making it an appealing option for a quick and uncomplicated purchase. The bungalow has undergone significant recent improvements, including the installation of a new pitched and flat roof (in August 2024), which comes with a 10-year guarantee that will be transferred to the future buyer. In addition, new UPVC fascia's and soffit boards have been fitted around the property, along with the renewal of rainwater goods and downpipes (also completed in August 2024) with a 10-year guarantee. The accommodation features an entrance porch leading to an entrance hallway, a spacious living room (with a gas fire) and three good-sized bedrooms (all with fitted wardrobes). An inner hallway provides additional storage with two cupboards. The property also includes a large bathroom (with a four-piece suite, including a 'walk-in' shower) and a morning room. The kitchen is fitted with matching wall and base units and has space for appliances and provides access to the rear garden and the integral garage. This well-maintained bungalow offers a comfortable and convenient living space in a sought-after location.

- Extended Three bedroom detached bungalow
- Cul de sac location
- No chain
- Spacious living room
- Two driveways providing off road parking
- Integral garage
- Well established gardens
- Freehold



#### The Grounds & Gardens

To the front of the property is a driveway which provides off road parking and leads to an integral garage. In addition there is a second driveway which provides further off road parking. There are well established gardens to the front, side and rear of the property.

#### 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 its 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 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 & 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 - High Risk (Surface water), Very Low Risk (sea and rivers)\*\*

Water Meter-Present at Property

Freehold

Broadband providers - Openreach- FTTB (Fibre to the Premises). You may also be able to obtain broadband service from these Fixed Wireless Access providers covering your area for Virgin, Media, EE & Three.<sup>\*\*</sup>

Mobile providers- Mobile coverage at the property available with all main providers<sup>\*\*</sup> (Outdoors). Limited coverage (Indoors).

<sup>\*</sup> 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.

<sup>\*\*</sup> Information provided by GOV.UK

**Postcode:**

**SK7 2AG**

**What 3 Words:**

**gained.winks.songs**

**Council Tax Band:** **F**

**EPC Rating:**

**D**

**Tenure:**

**Freehold**

GROUND FLOOR  
1454 sq.ft. (135.1 sq.m.) approx.



TOTAL FLOOR AREA: 1454 sq.ft. (135.1 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, equipment and fixtures and fittings have not been tested and no guarantee as to their operability or efficiency can be given.  
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