

3 Reveton Green

Bramhall, Cheshire, SK7 3PQ



mosley jarman



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Offers Over £300,000

An extended three-bedroom semi-detached family home located on the popular 'New House Farm' estate offers spacious accommodation ideal for modern day living. The property benefits from off-road parking, a south-facing rear garden, UPVC double glazing, and gas central heating.

The ground floor includes; an entrance hall (with stairs to the first floor), a well-proportioned living room (with a fireplace), a separate dining room, a kitchen (fitted with matching wall and base units and space for appliances), and a utility area (with plumbing for a washing machine and dryer).

Upstairs, there are three bedrooms (all featuring built-in storage), along with a family bathroom. While the property would benefit from modernisation, it offers great potential to update and personalise, making it a fantastic opportunity for buyers. **NO CHAIN.**



- An extended three bedroom semi-detached home
- UPVC double glazing
- Off road parking for several cars
- Close to Bramhall park and local shops
- Utility area and downstairs wc
- Situated in a popular residential location
- Gas fired central heating
- Offers fantastic potential
- Cul de sac
- **NO CHAIN**



The Grounds and Gardens

The front of the property features a lawn and a spacious driveway, offering off-road parking for several vehicles. At the rear, a south-facing garden provides a bright and sunny outdoor space.

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- tbc

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 3PQ**

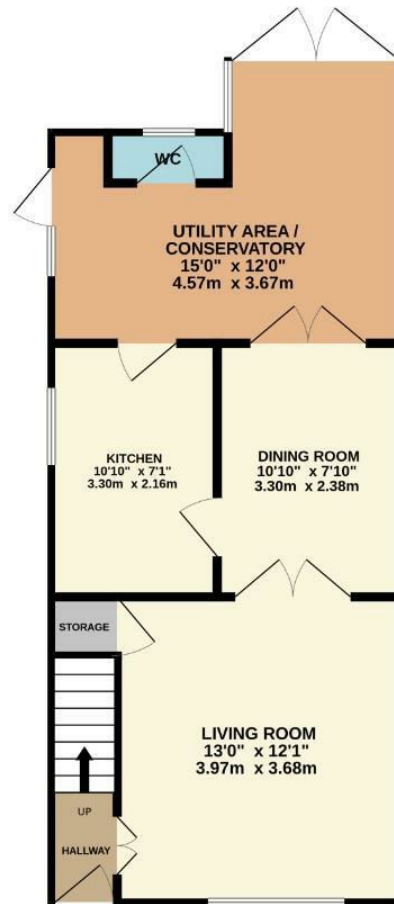
What 3 Words: **along.stem.give**

Council Tax Band: **C**

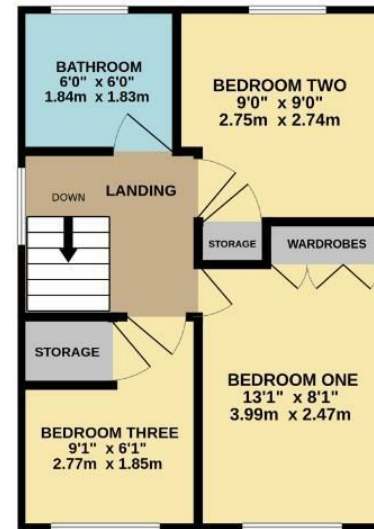
EPC Rating: **D**

Tenure: **Freehold**

GROUND FLOOR
512 sq.ft. (47.5 sq.m.) approx.



1ST FLOOR
345 sq.ft. (32.1 sq.m.) approx.



TOTAL FLOOR AREA : 857 sq.ft. (79.6 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 misstatement. 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

T: 0161 439 5658
www.mosleyjarman.co.uk

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