

# 7 Brent Moor Road

Bramhall, Cheshire, SK7 3PT



*mosley jarman*



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**Offers Over £300,000**

A well presented and extended two double bedroom semi-detached home which forms part of the popular 'New House Farm' development and is in the catchment for Nevill Road Primary School and Bramhall High school as well as being within walking distance to Bramhall Park. The property benefits from UPVC double glazing and warmed by gas fired central heating (run by a combination boiler). The property is also being offered to the market with NO ONWARDS CHAIN.

The accommodation comprises: porch, entrance hallway, kitchen (fitted with matching wall and base units with space for appliances) and an extended living/dining room, ideal for entertaining with ample space for dining. There is also direct access to the rear garden, creating a indoor-outdoor living space.

To the first floor there is a landing with loft access via a pull-down ladder to a fully boarded loft, two double bedrooms (both with fitted storage) and a stylish bathroom (with double shower over bath, vanity sink unit and a heated towel rail).

- An extended semi-detached family home
- Stylish bathroom
- Close walk to Bramhall Park and train stations
- Driveway for off road parking
- Perfect opportunity for first-time buyers
- Two double bedrooms
- Popular location on the 'New House Farm' development
- School catchment for Nevill Road Infant School
- South facing garden
- NO CHAIN



### The Grounds and Gardens

To the front of the property there is a driveway providing off-road parking for two cars, along with access to a garage store which offers useful storage and has access through to the garden. Just around the corner you'll find a bus stop along with open green space, ideal for families. To the rear, the property benefits from a well-maintained south-facing garden, mainly laid to lawn with a range of bushes and shrubs providing a good level of privacy. There is also a raised patio area, perfect for outdoor dining and entertaining.

### 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. 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 its 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

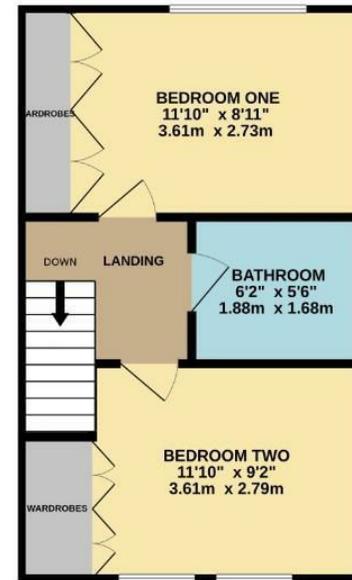
Heating - Gas powered Central heating  
 Mains - Gas, Electric, waters and drains  
 Property Construction- Brick built with tiled roof  
 Flood Risk - Very Low Risk (Surface water), Very Low Risk (sea and rivers)  
 Water Meter - Yes  
 Freehold  
 Broadband providers - Openreach- FTTP (Fibre to Premises). 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. (Some limited indoor and outdoor 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 3PT
What 3 Words:	daisy.took.factories
Council Tax Band:	C
EPC Rating:	C
Tenure:	tbc
	Freehold

GROUND FLOOR  
556 sq.ft. (51.7 sq.m.) approx.



1ST FLOOR  
365 sq.ft. (33.9 sq.m.) approx.



TOTAL FLOOR AREA: 921 sq.ft. (85.6 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 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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