

7 Deneway

Bramhall, Cheshire, SK7 2AR



mosley jarman





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£1,200,000

A superbly positioned and significantly extended detached family home which enjoys a lovely cul de sac location within easy reach of Bramhall village. Boasting 4 double bedrooms, 3 bathrooms and 3 reception accommodation, along with a lovely garden plot, ample off road parking and an integrated garage, this beautifully balanced family home is bound to appeal.

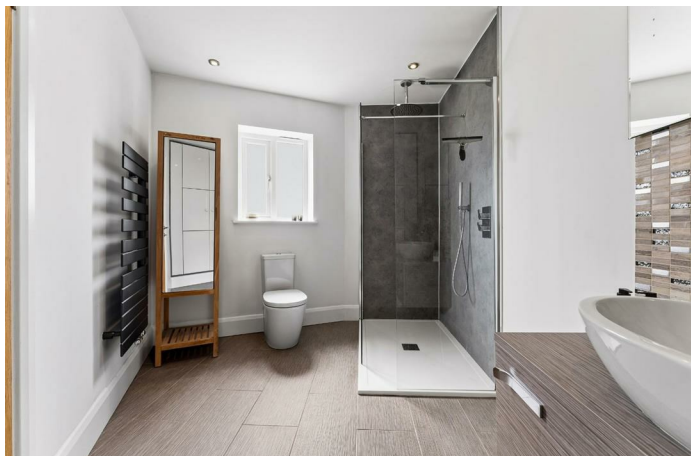
The accommodation comprises a hallway with a large downstairs storage cupboard, a triple aspect lounge with sliding doors opening to the rear garden, a separate dining/ family room with a box bay window overlooking the garden and glazed double doors which open to the kitchen/ diner. Enjoying bi-folding doors opening to a raised deck and the garden beyond, the extended kitchen/ diner is fitted with an attractive range of floor and wall units and has a central island, and enjoys a host of integrated Neff appliances including 2 ovens and warming drawers, an induction hob, dishwasher, full fridge and Quooker tap. Just off the kitchen is a useful study and access to the downstairs WC, whilst a second door leads to the utility room with internal access to the integrated garage.

On the first floor the spacious landing has access to a very large boarded loft space via a pull down ladder and leads to 4 well proportioned double bedrooms. The principal bedroom being part of the extension has a large walk in dressing area and a generous ensuite, whilst the second bedroom also has an ensuite shower room in addition to the family bathroom. Bedrooms 2 and 3 have attractive fitted wardrobes.



- EXTENDED DETACHED FAMILY HOME
- 4 DOUBLE BEDROOMS
- 3 BATHROOMS
- 3 RECEPTIONS
- DRIVEWAY AND INTEGRATED GARAGE
- CLOSE TO BRAMHALL VILLAGE
- GARDENS TO 3 SIDES





Grounds and Gardens

To the front of the property is a generous driveway providing ample off road parking and access to the integrated garage, alongside a garden which extends to the side where there's a good sized space housing a shed, lawn and storage area. The rear garden has a raised composite deck adjacent to the kitchen and steps down to a good sized lawned garden with hedge boundaries. Set to the rear is a timber summer house.

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 manor houses. Centre piece to Bramhall 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 fired 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- FTTC (Fibre to Cabinet) - FFTP (Fibre to the Premises) - available to order. 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

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Postcode: **SK7 2AR**

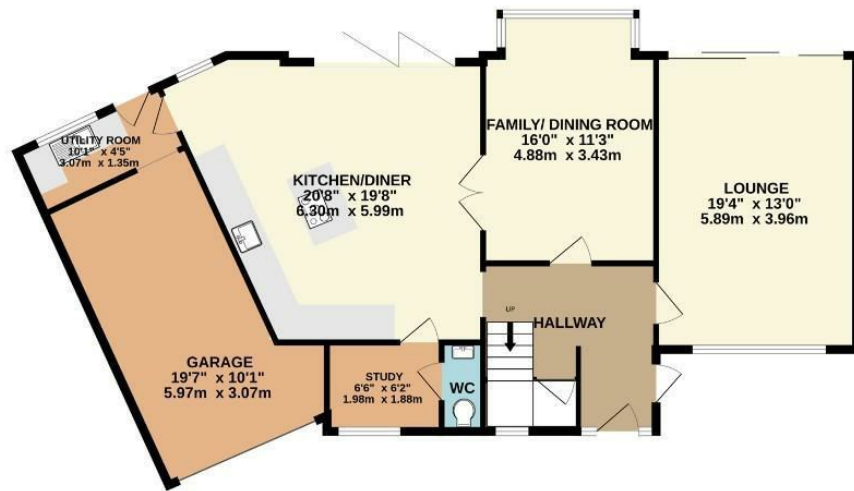
What 3 Words: **tricks.scout.lion**

Council Tax Band: **F**

EPC Rating: **Freehold**

Tenure:

GROUND FLOOR
1197 sq.ft. (111.2 sq.m.) approx.



1ST FLOOR
1013 sq.ft. (94.1 sq.m.) approx.



TOTAL FLOOR AREA : 2210 sq.ft. (205.3 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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