

125 Seal Road  
Bramhall, Cheshire, SK7 2LL



mosley jarman



**125 Seal Road, Bramhall,  
Cheshire, SK7 2LL**

**Offers In The Region Of  
£475,000**

A well presented and extended four bedroom semi-detached family home situated in an extremely popular residential location which forms part of the 'Dairyground' estate. The property is conveniently located within a short walk of Bramhall village, train station and within the school catchment area for Pownall Green Primary School and Bramhall High School.

There is an entrance hallway which leads to a bright and airy lounge with a feature fireplace. Also off the entrance hallway there is a storage room along with separate downstairs WC and utility room. To the rear is the heart of the home, a stunning open plan living and dining kitchen with built in appliances, featuring bi-folds doors opening onto the garden.

To the first floor the accommodation provides four well proportioned bedrooms, all of which include fitted wardrobes. The master bedroom is a generous size featuring two large windows, flooding with natural light and newly integrated mirrored wardrobes. The family bathroom has been modernised to include a 3-piece-suite. The loft is fully boarded and carpeted with lighting and electrics.

- FOUR GOOD SIZE BEDROOMS • SOUTH-FACING GARDEN WITH FITTED WARDROBES
- SEPARATE UTILITY AND DOWNSTAIRS WC
- CLOSE TO LOCAL SCHOOLS
- HIGHLY DESIRABLE LOCATION
- SMART-CONTROLLED GAS FIRED CENTRAL HEATING
- OFF ROAD CAR PARKING
- NO CHAIN



#### Grounds and Gardens

The property is fronted by a garden laid to lawn along with off road car parking. To the rear, there is a stunning south-facing garden featuring a well designed decking area and lawn which is perfect for hosting.

#### 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 Virgin Media.

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 2LL

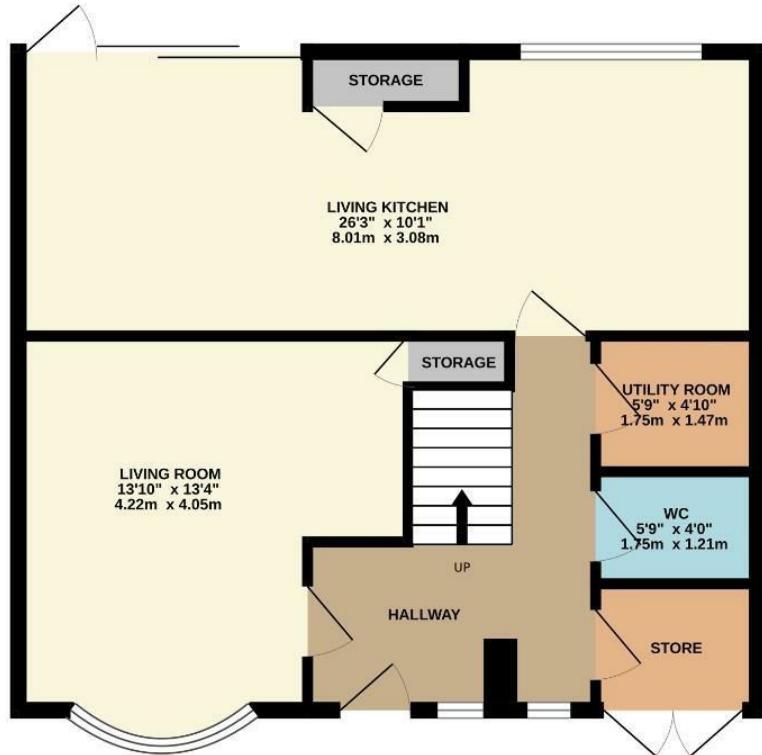
**What 3 Words:** driver.landed.broom

**Council Tax Band:** D

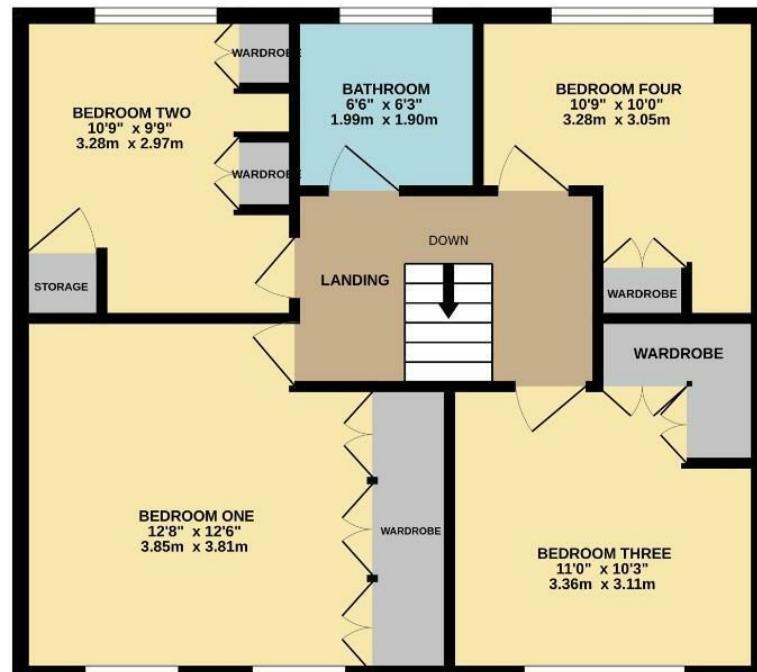
**EPC Rating:** D

**Tenure:** Freehold

GROUND FLOOR  
617 sq.ft. (57.3 sq.m.) approx.



1ST FLOOR  
614 sq.ft. (57.1 sq.m.) approx.



TOTAL FLOOR AREA : 1232 sq.ft. (114.4 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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