

161 Meadway

Bramhall, Cheshire, SK7 1NN



*mosley jarman*



## 161 Meadway, Bramhall, Cheshire, SK7 1NN

**£400,000**

An extended three-bedroom semi-detached family home situated in a highly sought-after residential location on the Little Australia Estate close to Bramhall village, train station and within the school catchment area for Queensgate Primary School and Bramhall High School. The property benefits from UPVC double glazing, gas-fired central heating, off-road parking and a large South facing garden. The accommodation includes; entrance porch, entrance hallway, living room (with bay window and opening to), dining room (with access to garden), kitchen (fitted with matching wall and base units and space for appliances), utility room (with space/ plumbing for appliances and access to garden), down stairs wc and a converted integral garage (which is currently split into a study/playroom and garage/store). To the first floor is a landing (with loft access and airing cupboard), master bedroom (with fitted wardrobes and bay window), two further bedrooms and a modern shower room (with heated towel rail).



- Extended three bedroom family home
- School catchment area for Queensgate Primary School
- Utility room and down stairs wc
- Off road parking
- Large South facing garden
- Highly sought-after residential location
- Two reception rooms
- Playroom/study
- Garage/store
- Leasehold- 999 year lease from 1965. Ground Rent £18 per annum.



### The Grounds & Gardens

To the front of the house is a driveway that provides off-road parking, access to garage/ store and a garden (which is mainly laid to lawn). To the rear of the house is a large South facing garden (which is mainly laid to lawn with planted shrubs and borders, a detached garage and patio.

### 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 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, 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, 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- N/A

Leasehold- 999 year lease from 1965. Ground Rent £18 per annum.

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 Virgin Media, EE & Three\*

Mobile providers- Mobile coverage at the property available with all main providers\*. (Some limited indoor 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 1NN**

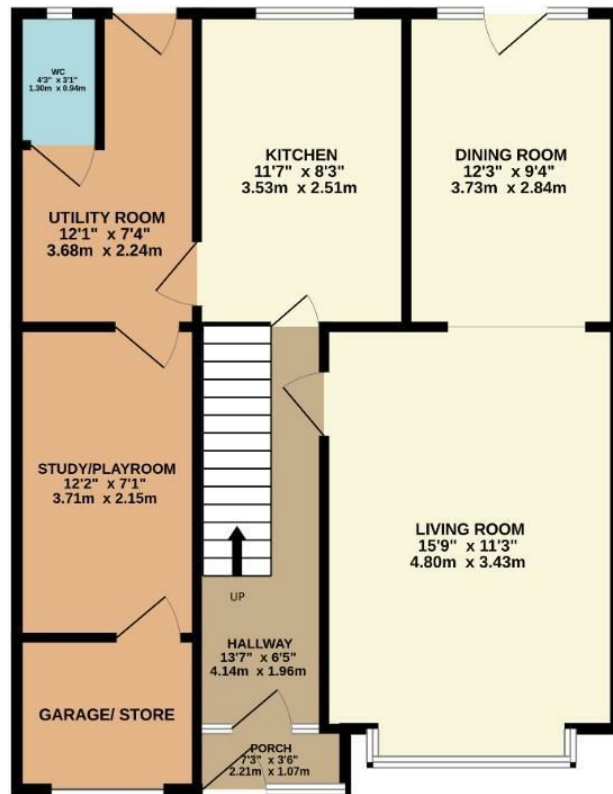
What 3 Words: **effort.smashes.wood**

Council Tax Band: **C**

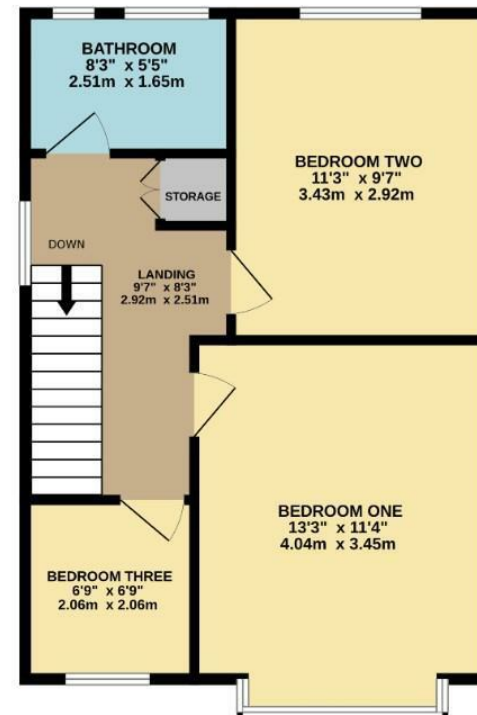
EPC Rating: **D**

Tenure: **Leasehold**

GROUND FLOOR  
698 sq.ft. (64.8 sq.m.) approx.



1ST FLOOR  
481 sq.ft. (44.7 sq.m.) approx.



TOTAL FLOOR AREA: 1178 sq.ft. (109.5 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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226 Moss Lane, Bramhall, Cheshire, SK7 1BD

Email: [bramhall@mosleyjarman.co.uk](mailto:bramhall@mosleyjarman.co.uk)

T: 0161 439 5658  
[www.mosleyjarman.co.uk](http://www.mosleyjarman.co.uk)

*mosley jarman*

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