

26 Canberra Road  
Bramhall, Cheshire, SK7 1LG



Yale

26

mosley jarman



## 26 Canberra Road, Bramhall, Cheshire, SK7 1LG

**£400,000**

An excellent and extended family home in the ever popular and sought after 'Little Australia', close to Queensgate Primary School and a short stroll to the heart of Bramhall village. Well presented throughout, the property enjoys a conservatory extension to the rear, a large open plan lounge/ diner, well fitted kitchen and 3 good sized bedrooms, as well as a double width driveway frontage and a landscaped rear garden.

The accommodation comprises a spacious entrance hallway, the large 22ft lounge through room with glazed double doors opening through to the conservatory extension which is currently used as a lovely dining space. The kitchen overlooks the rear garden with a door leading out to the side and houses a good range of floor and wall units with an integrated oven, 5 ring gas hob, fridge/ freezer and dishwasher, with space for a washing machine.

On the first floor the landing leads to 3 well proportioned bedrooms and the family bathroom.

Externally there is a large driveway and garden frontage with gated access down the side leading to the rear. The gardens are attractively landscaped with a large timber decked area adjacent to the rear of the house with a couple of steps up to a raised lawn with large planter beds and space for a shed.



- ATTRACTIVE SEMI DETACHED HOME
- PRIME BRAMHALL LOCATION
- CLOSE TO QUEENSGATE PRIMARY
- CONSERVATORY EXTENSION
- LANDSCAPED REAR GARDEN
- AMPLE OFF ROAD PARKING

## Grounds and Gardens

Externally there is a large driveway and garden frontage with gated access down the side leading to the rear. The gardens are attractively landscaped with a large timber decked area adjacent to the rear of the house with a couple of steps up to a raised lawn with large planter beds and space for a shed.

## 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 Bramall 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.

## Additional Information

Mains - Gas, electric, water 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

Leasehold - Term : 938 remaining / Ground rent: TBC

Planning Permission Approved 2015- Stockport Planning Portal ref. DC/058697

Broadband providers - Openreach- Full Fibre Broadband. 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 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.

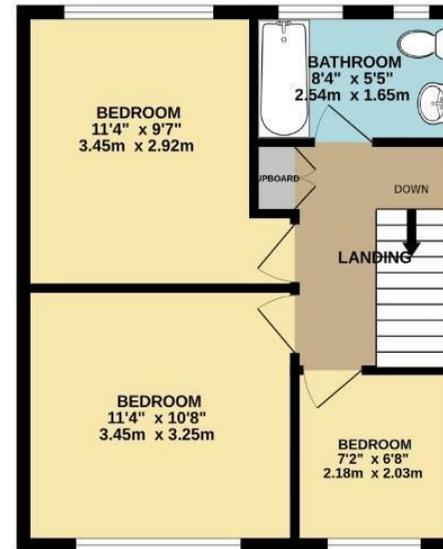
\*\* Information provided by GOV.UK



GROUND FLOOR  
521 sq.ft. (48.4 sq.m.) approx.



1ST FLOOR  
397 sq.ft. (36.9 sq.m.) approx.



TOTAL FLOOR AREA: 918 sq.ft. (85.3 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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