

106 Northcote Road  
Bramhall, Cheshire, SK7 2HF

FOR SALE  
*mosley jarman*  
BRAMHALL  
0161 439 5658  
[www.mosleyjarman.co.uk](http://www.mosleyjarman.co.uk)



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**106 Northcote Road, Bramhall,  
Cheshire, SK7 2HF**

**Guide Price £675,000**

A superb three-bedroom detached family home, occupying a generous corner plot in a quiet and highly sought-after location. The property offers excellent potential for extension or redevelopment, subject to the necessary planning permissions.

The accommodation briefly comprises an entrance hallway with a ground-floor WC, a living room featuring a gas fire, and an extended sitting room providing space for dining and direct access to the rear garden. A modern fitted kitchen with matching wall and base units is complemented by a rear porch and internal access to the attached garage.

To the first floor, a spacious landing provides access to three well-proportioned bedrooms and a family bathroom.

- A superb three-bedroom detached family home
- Occupying a generous corner plot
- Excellent potential for extension or redevelopment (subject to the necessary planning permissions)
- Downstairs wc
- Internal access to the attached garage
- UPVC double glazing and gas fired central heating
- Secure off road parking



#### The Grounds and Gardens

The property is tucked away in the corner of a quiet and sought-after cul-de-sac, enjoying a pleasant position with off-road parking, a front lawn, and access to the garage. To the rear, the property boasts a large garden that is mainly laid to lawn, complemented by a patio area ideal for outdoor dining and entertaining. The garden is well stocked with a variety of mature bushes and shrubs - perfect for families and those who enjoy spending time outdoors.

#### 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 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 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 - tbc

Freehold

Broadband providers - Openreach- FTTC (Fibre to Cabinet) / FTTP available to order. 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 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 2HF

**What 3 Words:** cool.bliss.tasty

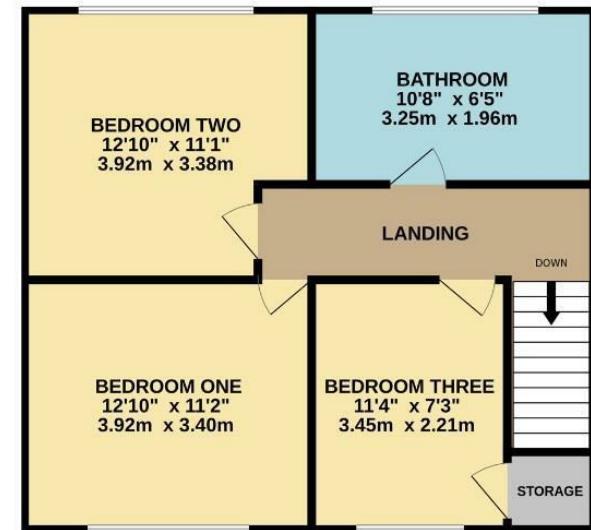
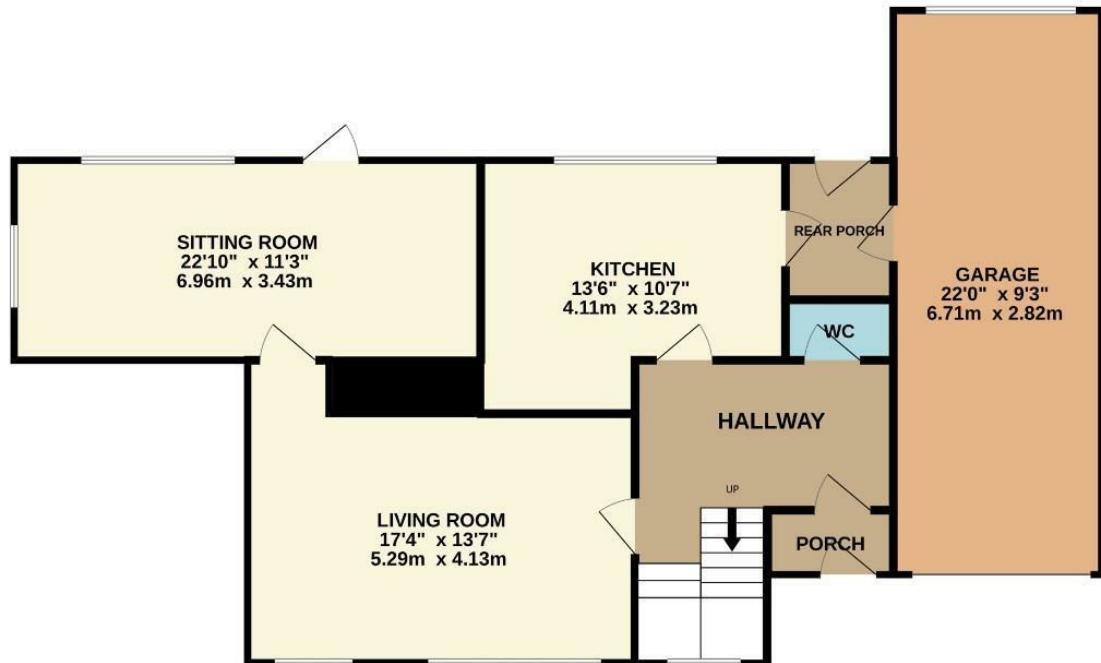
**Council Tax Band:** E

**EPC Rating:** tbc

**Tenure:** Freehold

GROUND FLOOR  
943 sq.ft. (87.6 sq.m.) approx.

1ST FLOOR  
592 sq.ft. (55.0 sq.m.) approx.



TOTAL FLOOR AREA : 1534 sq.ft. (142.6 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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