

18 Glendene Avenue
Bramhall, Cheshire, SK7 1BH



mosley jarman





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£600,000

An attractive and extended four bedroom, two bathroom bay fronted 1930's style semi-detached home positioned towards the end of a quiet residential road with no through traffic. Situated in a central location within a short walk of Bramhall Village, the train station and both Moss Hey and Hursthead Primary Schools, this lovely family home enjoys an attractive garden plot with off road parking and an attached garage, and also offers excellent scope to convert the loft if desired.

The accommodation comprises a spacious bay fronted family/ dining room at the front, whilst to the rear is a large lounge with a lovely multi fuel stove, and glazed double doors leading out to the rear garden. Just off the lounge is a recently added down stairs WC and set to the side is an extended dual aspect kitchen, fitted with cream floor and wall units with integrated ovens and hob and space for a dishwasher and fridge/ freezer. Another door leads out to the garden, whilst an internal door opens to the integrated garage.

On the first floor the split level landing leads to four well proportioned bedrooms, a spacious family bathroom, a separate shower room and small utility room with space for a washer and dryer.

- EXTENDED FAMILY HOME
- QUIET CUL DE SAC LOCATION
- CLOSE TO BRAMHALL VILLAGE
- 4 BEDROOMS AND TWO BATHROOMS
- LOUNGE WITH WOODBURNER
- DOWNSTAIRS WC
- DRIVEWAY AND GARAGE
- CATCHMENT FOR MOSS HEY PRIMARY





Grounds and Gardens

To the front of the property is a paved driveway providing off road parking and access to the attached garage. There is a garden area to the side of the driveway, and gated access down the side of the house to the rear. The rear garden has a large patio area adjacent to the rear of the house, beyond which is a lawn surrounded by mature hedge borders.

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 - TBC

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, 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 1BH

What 3 Words: stand.thus.earth

Council Tax Band: D

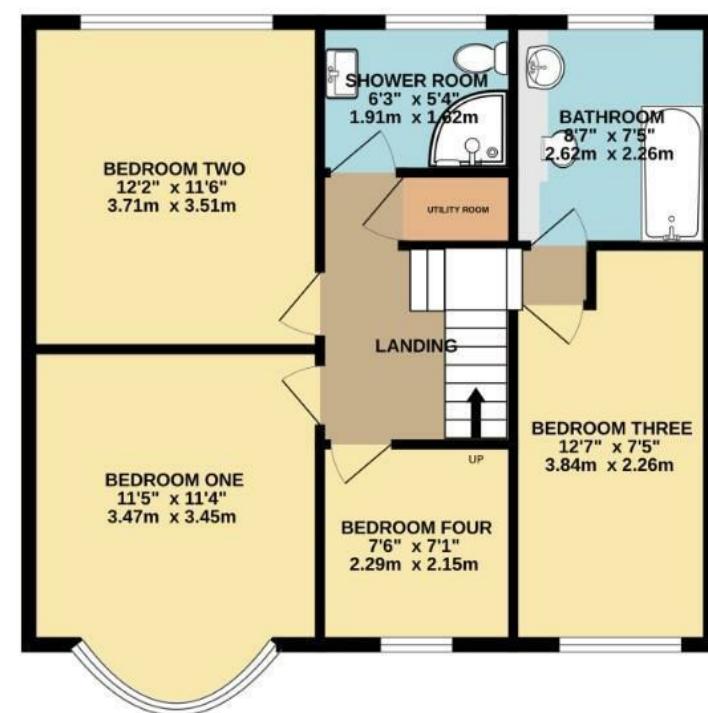
EPC Rating: D

Tenure: Freehold

GROUND FLOOR
723 sq.ft. (67.1 sq.m.) approx.



1ST FLOOR
647 sq.ft. (60.1 sq.m.) approx.



TOTAL FLOOR AREA : 1370 sq.ft. (127.2 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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