

22 West Park Road

Bramhall, Cheshire, SK7 3JX



mosley jarman



**22 West Park Road, Bramhall,
Cheshire, SK7 3JX**

£500,000

Video Tour available- A superbly presented and spacious three-bedroom semi-detached family home situated in an extremely popular residential location close to Bramhall Park and within the school catchment area for Nevill Road Primary School and Bramhall High School. The property benefits from UPVC double glazing, gas fired central heating (run by a Vaillant combination boiler), off road parking, loft room, alarm system and a detached garage. The accommodation includes; porch, entrance hallway, living room (with bay window, plantation shutters and gas stove), modern dining kitchen (fitted with matching wall and base units, integrated and space for appliances, fireplace with stylish surround, space for dining and French doors to the rear garden). To the first floor there is a spacious landing proving access to a master bedroom (with fitted wardrobes, bay window and cask iron fire place), two further bedrooms, family bathroom (tiled floor to ceiling, shower over bath, rainwater shower head, heated towel rail and a separate wc) and stairs leading to a fully board loft room.



- A stylish, period three bedroom semi-detached family home
- Popular residential location
- Catchment area for Nevill Road Primary School
- Retains a host of period features
- Off road parking for several cars
- Stunning open plan living kitchen
- Within walking distance of Bramhall Park
- Loft room and detached garage
- Two spacious reception rooms
- Private rear garden



The Grounds and Gardens

To the front of the property there is a well maintained front garden and a driveway providing off road parking for several cars. To the rear of the house there is a private and enclosed rear garden which is mainly laid to lawn with bushes, shrubs and trees and patio area. There is also detached garage (with light and power).

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 SK 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 - Low Risk (Surface water), Very Low Risk (sea and rivers)**

Water Meter - tbc

Freehold/Leasehold - tbc

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 EE.

Mobile providers- Mobile coverage at the property available with all main providers*.

* 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 3JX**

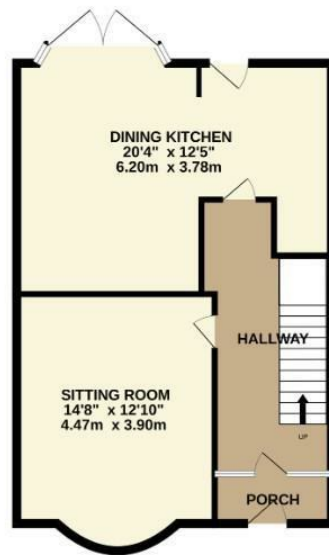
What 3 Words: **takes.voice.mason**

Council Tax Band: **D**

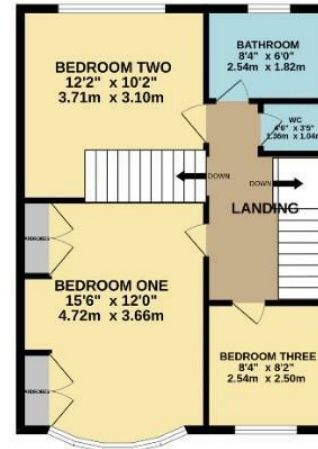
EPC Rating: **TBC**

Tenure: **Freehold**

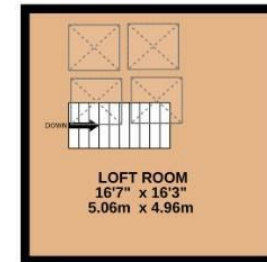
GROUND FLOOR
806 sq.ft. (74.8 sq.m.) approx.



1ST FLOOR
552 sq.ft. (51.3 sq.m.) approx.



2ND FLOOR
270 sq.ft. (25.1 sq.m.) approx.



TOTAL FLOOR AREA : 1628 sq.ft. (151.2 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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