

48 Albany Road
Bramhall, Cheshire, SK7 1NE



mosley jarman





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£625,000

A spacious and significantly extended four bedroom, two bathroom detached family home which forms part of the popular Little Australia Estate. Situated close to and within the catchment of Queensgate Primary School as well as being within a short walk of the Village and Train Station, it boasts a spectacular open plan kitchen/ dining/ family space, in addition to a separate lounge, it also has a large loft room and further potential for formal conversion if desired (subject to any necessary consents).

The accommodation includes a generously proportioned hall which flows through to the open plan kitchen/ dining/ living space at the rear. The kitchen area is fitted with a striking range of units and enjoys a large island unit which incorporates a breakfast bar, whilst there is also a dining space opening through to the family space. To the front is a separate bay fronted lounge with a feature fire place and on the opposite side of the hall is a separate utility room. A downstairs WC and cloak cupboard are just off the hallway.

On the first floor the landing leads to 4 particularly well proportioned bedrooms, with the principal bedroom enjoying a dressing space and its own stylish en-suite shower room, in addition to the attractive family bathroom off the landing. A second staircase leads up to a useful loft room, currently used as a study space flooded with natural light through 2 skylight windows and a window to the front elevation. Tucked around the side is a further loft space with a side window and another skylight. A small doorway leads through to a very large loft storage room which is boarded and has a light.



- SIGNIFICANTLY EXTENDED
- LARGE OPEN PLAN KITCHEN/DINING/LIVING SPACE
- ACCOMMODATION OVER 3 FLOORS
- EN-SUITE TO BEDROOM 1
- EXCELLENT CONDITION THROUGHOUT
- CUL DE SAC POSITION
- CLOSE TO QUEENSGATE PRIMARY
- SHORT WALK TO BRAMHALL VILLAGE





Grounds and Gardens

To the front is a slightly raised lawned garden set behind an attractive front wall boundary sitting alongside a paved driveway providing off road parking for 2 cars. Gated access leads down the side to the easily manageable rear garden which has a patio running adjacent to the rear of the house and steps up to a lawned garden with a fenced surround. The garden is not directly overlooked from the rear.

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 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

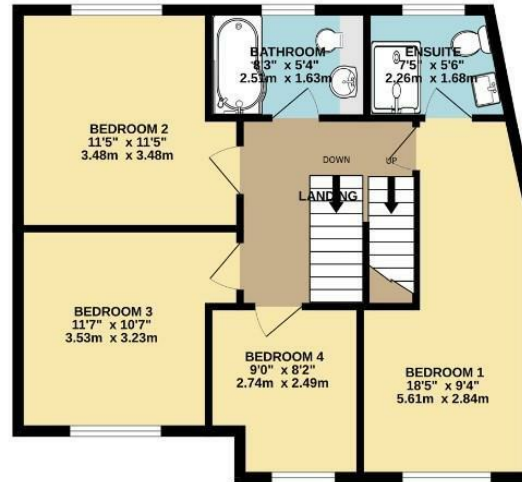
Mains - Gas, electric, water and drains
 Property Construction- Brick built with tiled roof
 Flood Risk - Very Low Risk (Surface water), Very Low Risk (sea and rivers)**
 Water Meter- YES
 Leasehold, 993 years remaining, £20/ annum ground rent.
 Broadband providers - Openreach- Full Fibre Broadband. 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

Postcode:	SK7 1NE
What 3 Words:	hoot.harsh.latter
Council Tax Band:	E
EPC Rating:	D
Tenure:	Leasehold

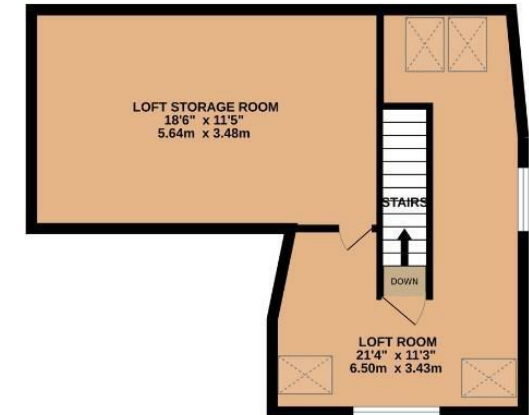
GROUND FLOOR
769 sq.ft. (71.4 sq.m.) approx.



1ST FLOOR
611 sq.ft. (56.7 sq.m.) approx.



2ND FLOOR
415 sq.ft. (38.5 sq.m.) approx.



TOTAL FLOOR AREA : 1794 sq.ft. (166.7 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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