

3 Boston Close
Bramhall, Cheshire, SK7 2BP



mosley jarman



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£800,000

Video Tour available- A beautifully presented and extended four bedroom, two bathroom detached family home situated in a quiet cul de sac close to Bramhall village and train station and is in the school catchment area for Pownall Green Primary School and Bramhall High School. The property benefits from UPVC double glazing, gas fired central heating (run by a combination boiler), off road parking and landscaped South facing garden. The accommodation includes; entrance hallway (with under stairs storage), down stairs wc, sitting room (with contemporary living flame gas fire and sliding doors onto the garden), kitchen (fitted with modern matching wall and base units, integrated appliances and granite work surfaces), open plan living/ dining room (with vaulted ceilings, floor to ceiling windows overlooking the garden and bespoke storage), utility room and integral garage/ store (with roller door). To the first floor is a landing (with glass balustrade and loft access), master bedroom (with contemporary ensuite), three further bedrooms and a modern family bathroom.

- Stunning extended four bedroom detached family home
- Cul de sac location
- Fantastic open plan living/ dining room with vaulted ceilings
- Down stairs wc
- Off road parking
- School catchment area for Pownall Green Primary School
- Superbly presented throughout
- Two bathrooms (one ensuite)
- Utility room and integral garage/ store
- Landscaped South facing garden



The Grounds and Gardens

To the front of the house is a driveway which provides off road parking. To the rear of the property is an extremely private landscaped South facing garden (with raised stone patio- perfect for entertaining, lawn and planted shrubs and borders).

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

Water Meter-Present at property

Planning Permission Approved 2008- Stockport Planning Portal ref. DC/030015

Freehold

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 & Three[†]

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 2BP

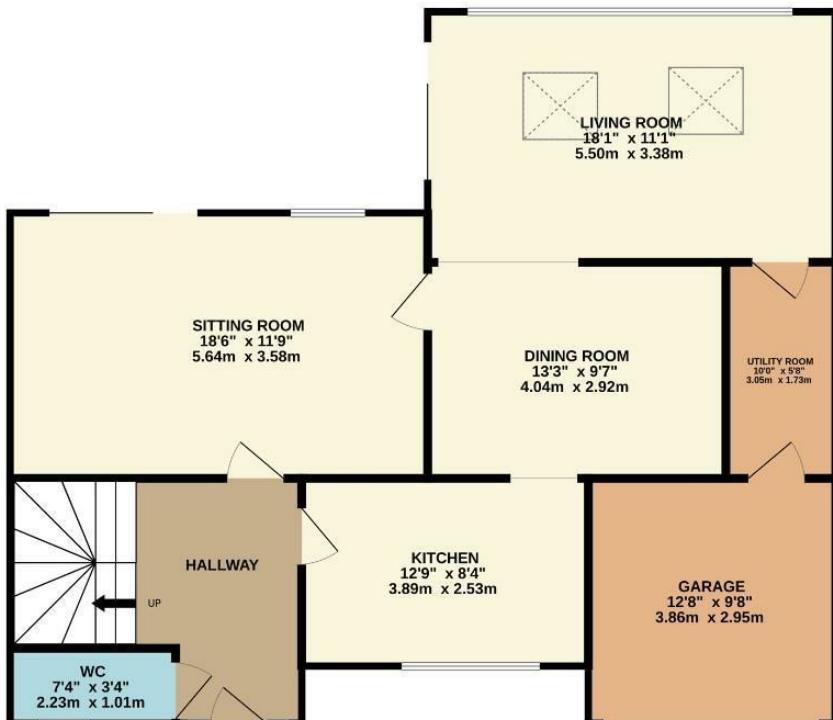
What 3 Words: glow.tins.gown

Council Tax Band: E

EPC Rating: D TBC

Tenure: Freehold

GROUND FLOOR
954 sq.ft. (88.6 sq.m.) approx.



1ST FLOOR
664 sq.ft. (61.7 sq.m.) approx.



TOTAL FLOOR AREA : 1618 sq.ft. (150.3 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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