

5 Gleneagles Close  
Bramhall, Cheshire, SK7 2LT



mosley jarman





## 5 Gleneagles Close, Bramhall, Cheshire, SK7 2LT

**£350,000**

A particularly well presented semi detached home, enjoying an excellent cul de sac position within a stones throw of Ladybrook Primary and Bramhall High Schools. Enjoying good off road parking, gardens to the front and rear and even a garden 'bar', this is a a great buy in a very popular residential location.

The accommodation comprises a hallway with attractive tiled flooring and an understairs store cupboard leading to the kitchen which is positioned at the rear. Boasting an excellent range of floor and wall units and space for a range oven, fridge/ freezer and washing machine, it also has a tiled floor, duel aspect windows and a door opening to the rear garden and 'bar' area. To the front is a spacious lounge with large picture window overlooking the front garden, a feature electric fire and laminate flooring and a large opening through to the dining room which has sliding doors opening to the rear garden.

On the first floor the landing gives access to 3 well proportioned bedrooms and the family shower room which houses a contemporary suite and built in storage.

- CUL DE SAC POSITION
- CLOSE TO LADYBROOK PRIMARY AND BRAMHALL HIGH
- WELL PRESENTED THROUGHOUT
- GARDENS TO THE FRONT AND REAR
- GARDEN 'BAR'
- MODERN KITCHEN AND SHOWER ROOM
- AMPLE OFF ROAD PARKING
- LOUNGE OPENING THROUGH TO THE DINING ROOM





### Grounds and Gardens

To the front is a generous lawned garden, alongside which runs the driveway which extends down the side of the house. The rear garden has a low maintenance finish with a composite deck adjacent to the rear of the house and a pebble filled space beyond. A fantastic timber shed has been converted into a garden bar making this space a really fun and sociable space, whilst there is another large timber shed.

### 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

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

Tenure 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 Virgin Media, EE and Three<sup>\*\*</sup>

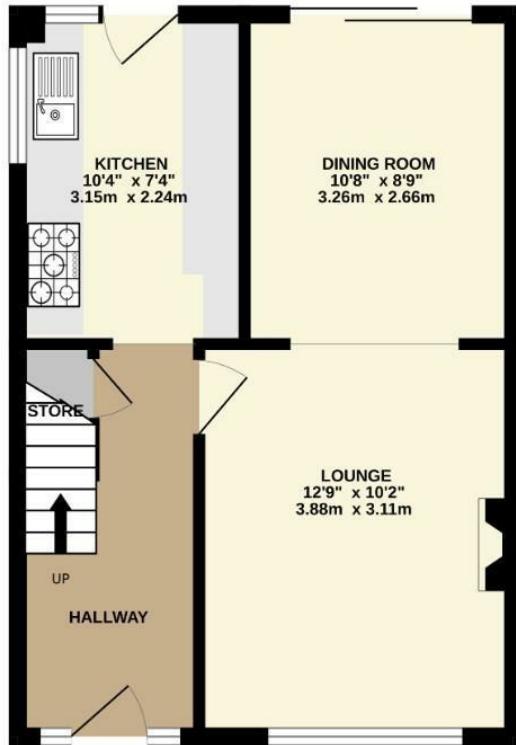
Mobile providers- Mobile coverage at the property available with all main providers<sup>\*</sup>.

<sup>\*\*</sup>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.

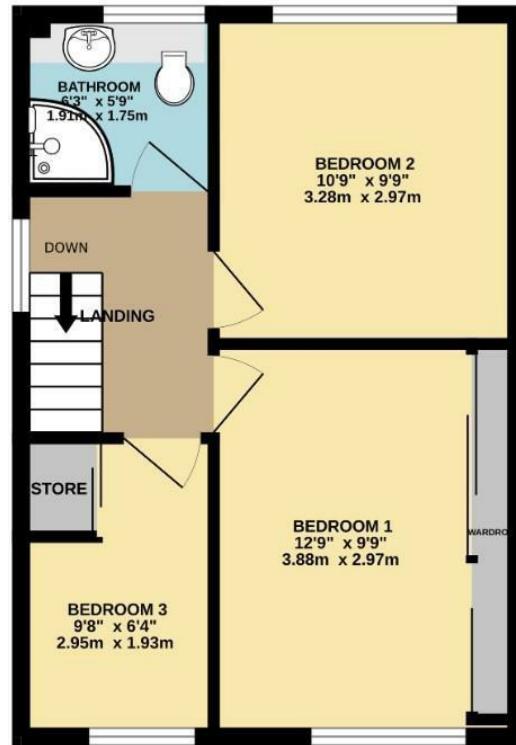
<sup>\*</sup> Information provided by GOV.UK

Postcode:	SK7 2LT
What 3 Words:	care.calls.vines
Council Tax Band:	C
EPC Rating:	C
Tenure:	Freehold

GROUND FLOOR  
374 sq.ft. (34.7 sq.m.) approx.



1ST FLOOR  
376 sq.ft. (35.0 sq.m.) approx.



TOTAL FLOOR AREA : 750 sq.ft. (69.7 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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