

5 Fairhaven Close
Bramhall, Cheshire, SK7 2LX

mosley jarman



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£425,000

A superbly presented and extended three-bedroom semi-detached family home, located in a quiet cul-de-sac close to Bramhall village and within the catchment area for Ladybrook Primary School and Bramhall High School.

The property benefits from uPVC double glazing, gas central heating warmed by a combination boiler, off-road parking and a South-Easterly facing rear garden. The home has recently undergone a comprehensive programme of refurbishment and is finished to an exceptionally high standard.

The accommodation comprises; an entrance porch, a spacious living room featuring a living-flame gas fire, modern dining kitchen fitted with matching wall and base units and integrated Zanussi appliances. This flows seamlessly into an open-plan orangery with doors opening onto the rear garden. To the first floor is a landing with access to a fully boarded loft with eave storage, a master bedroom, two further bedrooms and a contemporary family bathroom featuring a shower over bath, heated towel rail and floor-to-ceiling tiling.



- A superbly presented and extended semi-detached family home
- Situated in a quiet cul-de-sac close to Bramhall village
- Open plan living
- Stunning fully tiled family bathroom
- South-easterly facing rear garden
- Three bedrooms
- Recently refurbished to an exceptionally high standard
- UPVC double glazing and off road parking with electric car charging port
- Gas fired central heating



The Grounds and Gardens

To the front of the property is a lawned garden and a driveway providing off-road parking for several vehicles, along with the added benefit of an electric car charging point. To the rear is a private, south-easterly facing garden featuring a lawn, established shrubs and bushes, and a bar/entertaining area, making it ideal for outdoor entertaining.

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. 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 it's 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

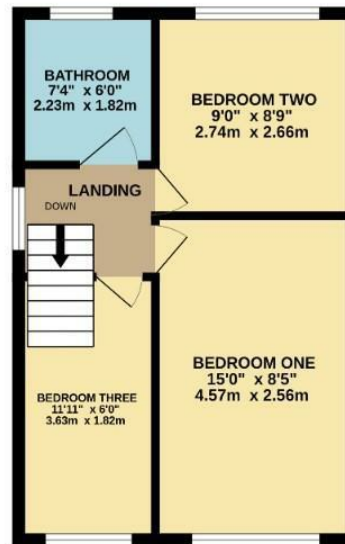
Heating - Gas fired central heating
Mains - Gas, Electric, waters and drains
Property Construction- Brick built with tiled roof
Flood Risk - Very Low Risk (Surface water), Very Low Risk (sea and rivers)
Water Meter - Yes
Freehold
Broadband providers - Openreach- FTTP available (Fibre to Premises). You 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 2LX**
What 3 Words: **soccer.terms.tall**
Council Tax Band: **C**
EPC Rating: **C**
Tenure: **Freehold**

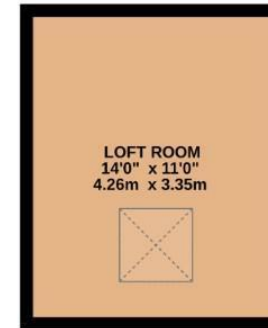
GROUND FLOOR
525 sq.ft. (48.8 sq.m.) approx.



1ST FLOOR
357 sq.ft. (33.2 sq.m.) approx.



LOFT ROOM
160 sq.ft. (14.9 sq.m.) approx.



TOTAL FLOOR AREA: 1042 sq.ft. (96.8 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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