

18 Carrwood Avenue

Bramhall, Cheshire, SK7 2PX



*mosley jarman*





## 18 Carrwood Avenue, Bramhall, Cheshire, SK7 2PX

**£1,295,000**

A very exciting opportunity to acquire a substantial family home on the hugely desirable Carrwood Avenue, close to Bramhall Park and backing on to Carr Woods which adjoin Bramhall Park Golf course and within easy reach of Bramhall village and the train station. This family home has been well loved, and is now ready for the next generation of family to enjoy, and is bound to appeal to those who are keen to make the house their own. Enjoying a substantial West facing rear garden, and sitting alongside a number of homes which have been substantially re-developed, there is exciting scope for development which is bound to appeal.

Accessed via a generous garden frontage, the property comprises a large entrance porch leading through to a spacious hallway with a lovely turning staircase to the first floor. From here there are doors leading to a dining room, lounge and morning room. The spacious lounge has a large inglenook recess and two openings through to a further sitting area with elevated views over the rear garden and double doors leading out to a raised patio area. The morning room also overlooks the rear gardens and has an archway through to the kitchen and doorway beyond to the utility room and downstairs WC.

On the first floor, the spacious landing is flooded with light through the large front window and gives access to four double bedrooms and the family bathroom. The principal bedroom is an attractive dual aspect bedroom and enjoys an en-suite shower room.



- HUGELY DESIRABLE BRAMHALL LOCATION
- FOUR DOUBLE BEDROOMS
- 3 RECEPTION ROOMS
- BACKING ONTO CARR WOOD
- NO ONWARDS CHAIN
- LARGE GARDEN PLOT
- LARGE SWEEPING DRIVEWAY + GARAGE
- EXCITING DEVELOPMENT POTENTIAL
- CLOSE TO BRAMHALL PARK WOOD





### Grounds and Gardens

To the front of the property is a generous front garden with a pathway down the right hand side and the driveway down the left. The sweeping driveway extends down the side of the property and around the rear of the house providing ample off road parking and access to an integrated garage. Beyond the driveway steps lead down to a large lawned garden with a very mature shrub and tree lined borders backing on to Carr Wood.

### 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

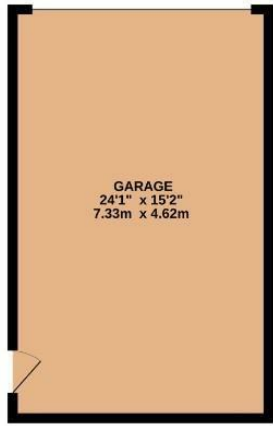
or David Lloyd. Manchester International Airport is just 6 miles away, Bramhall Railway Station is on the main line from Manchester to London via Macclesfield and Stoke on Trent, with local trains bound for Manchester Piccadilly also stopping at Bramhall and it's just 23 minutes into the city centre. Bramhall is easily accessible via M60 and M6 motorways and local buses are plentiful.

### Important Information

Heating - Gas powered 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 - TBC  
 Freehold  
 Broadband providers - Openreach- FTTP (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 2PX
What 3 Words:	middle.ropes.cube
Council Tax Band:	G
EPC Rating:	D
Tenure:	Freehold

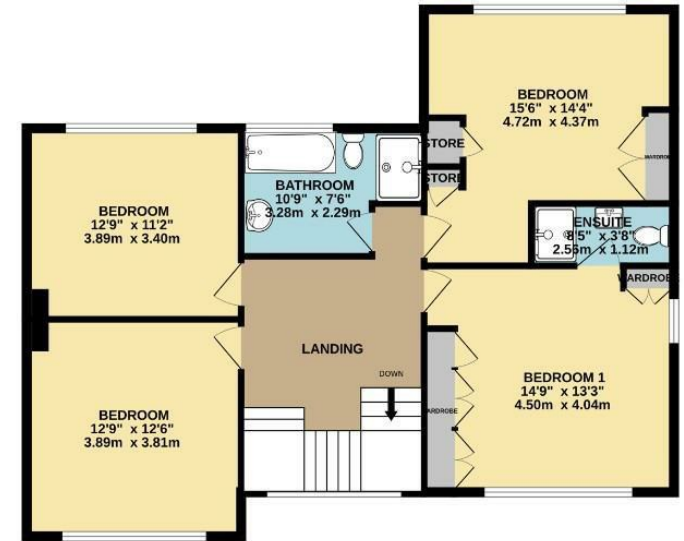
**BASEMENT**  
362 sq.ft. (33.6 sq.m.) approx.



**GROUND FLOOR**  
1001 sq.ft. (93.0 sq.m.) approx.



**1ST FLOOR**  
946 sq.ft. (87.9 sq.m.) approx.



TOTAL FLOOR AREA : 2309 sq.ft. (214.5 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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