

27 Headlands Road

Bramhall, Cheshire, SK7 3AN



mosley jarman



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£670,000

VIDEO TOUR AVAILABLE- A superbly presented, remodelled and extended four bedroom ,two bathroom 1930's detached family home situated in a quiet cul de sac close to Bramhall Park and with direct access to Happy Valley. The property is in the school catchment area for popular local schools and benefits from off road parking, attached garage, well established garden (with home office and storage room), UPVC double glazing and gas fired central heating (run by a combination boiler). In addition the house is offered for sale with no onward chain. The accommodation includes; an entrance hallway (with bespoke under stairs storage, under floor heating and down stairs wc), study/ playroom, living room (with stripped wood flooring and bay window), stunning living kitchen (with under floor heating- the kitchen is fitted with contemporary matching wall and base units, integrated AEG appliances, Quartz work surfaces and spacious living/ dining area with vaulted ceilings, Velux windows and bi-fold doors onto the garden) and utility room (with access to garden). To the first floor is a landing (with loft access which is insulated/boarded with pull down ladder), master bedroom (with bay window and ensuite shower room), three further bedrooms (two doubles), a storage/ dressing room and a contemporary refitted family bathroom.



- Extended and remodelled four bedroom, two bathroom detached family home
- Positioned in cul de sac next to Happy Valley
- School catchment area for popular local schools
- Stunning living kitchen
- down stairs wc, utility room and storage/ dressing room
- Superbly presented throughout
- Off road parking with electric charge point
- No onward chain
- Well established gardens
- Garden room/ summer house (with storage)



The Grounds & Gardens

Outside a driveway to the front provides off road parking with electric charge point and leads to the garage (with lights and power). To the rear of the house is a well-established garden (which is mainly laid to lawn with planted shrubs and borders and mature fruit trees). In addition there is a raised patio and purpose built garden room/ home office with electrics and separate storage room.

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 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, 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.

Postcode: **SK7 3AN**
What 3 Words: **shovels.enjoy.talked**
Council Tax Band: **E**
EPC Rating: **D**
Tenure: **Leasehold**

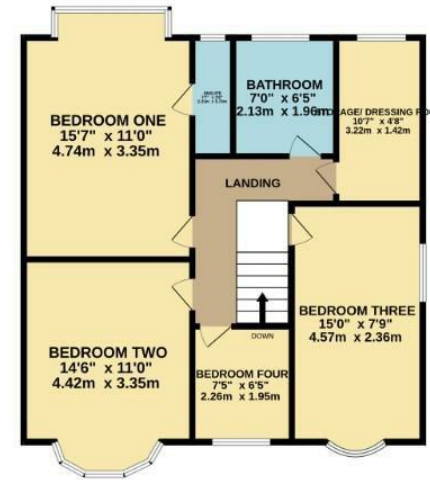
BASEMENT
121 sq.ft. (11.2 sq.m.) approx.



GROUND FLOOR
886 sq.ft. (82.3 sq.m.) approx.



1ST FLOOR
879 sq.ft. (81.1 sq.m.) approx.



TOTAL FLOOR AREA: 1685 sq.ft. (156.6 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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