

11 St. Michaels Avenue

Bramhall, Cheshire, SK7 2PT



mosley jarman





11 St. Michaels Avenue, Bramhall, Cheshire, SK7 2PT

£1,400,000

An individually designed fabulous six double bedroom, three bathroom detached family home situated on a large plot on one of Bramhall's finest roads close to Bramhall Park, Carr Wood, Happy Valley, both Bramhall and Cheadle Hulme villages and within the school catchment area for desirable local schools. The house is situated on a large and impressive plot, is finished to an exceptionally high standard with high quality fixtures and fittings throughout, benefits from UPVC double glazing, gas fired central heating (run by a pressurised cylinder), video entry, alarm and is offered for sale with no onward chain. The accommodation is extremely spacious and includes; a grand reception hallway (with solid oak hand carved stair case and access to a down stairs wc), dining room (with bay window, electric fire and stone surround), sitting room (with bay window, electric fire and stone surround), superb living room (with inglenook and French doors onto the garden), a spacious Clive Christian living kitchen which provides open plan living (fitted with bespoke hardwood matching wall and base units, integrated appliances, island, granite work surfaces, spacious living and dining areas and French doors onto the garden) and utility room. To the first floor there is a gallery landing, master bedroom (with dressing room and ensuite bathroom), four further double bedrooms (one with ensuite) and a large family bathroom. The second floor provides access to a sixth double bedroom (with Velux windows and eaves storage).



- An individually designed six double bedroom, three bathroom detached family home
- Walking distance of Carr Wood, Bramhall Park and Happy Valley
- No onward chain
- off road parking for numerous cars and detached garage
- Open plan living kitchen and utility room
- Situated on one of Bramhall's finest roads
- Close to both Bramhall and Cheadle Hulme villages
- Fantastic plot
- Three reception rooms
- Well established gardens





The Grounds & Gardens

Electric gates to the front provide access to a large driveway which provides off road parking for numerous cars and leads to a large detached garage. To the rear of the house is a large well established garden (with patio, 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 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 2PT**

What 3 Words: **each.relax.feed**

Council Tax Band: **H**

EPC Rating: **C**

Tenure: **Freehold**

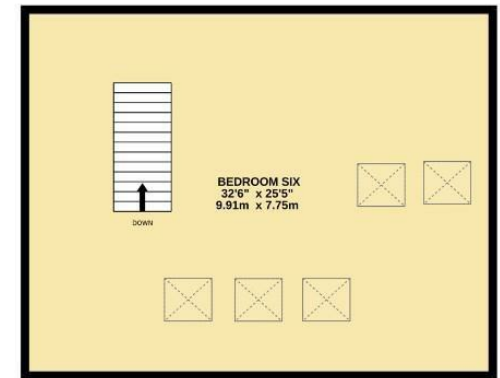
GROUND FLOOR
1579 sq.ft. (146.7 sq.m.) approx.



1ST FLOOR
1570 sq.ft. (145.8 sq.m.) approx.



2ND FLOOR
826 sq.ft. (76.8 sq.m.) approx.



TOTAL FLOOR AREA : 3975 sq.ft. (369.3 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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226 Moss Lane, Bramhall, Cheshire, SK7 1BD

Email: bramhall@mosleyjarman.co.uk

T: 0161 439 5658

www.mosleyjarman.co.uk

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