

9 Nevill Road

Bramhall, Cheshire, SK7 3ET



*mosley jarman*



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**£585,000**

Video Tour available - A superbly presented four bedroom, two bathroom 1930's bay fronted semi-detached family home which is situated in a convenient location close to Nevill Road Primary School and Bramhall Park. The property retains a host of original features (including stained and leaded glass windows and high ceilings) offers spacious and well-proportioned accommodation throughout and benefits from gas fired central heating (run by a Worcester combination boiler). In addition this wonderful family home is offered for sale with no onward chain. The accommodation includes; entrance porch, spacious reception hall (with cloakroom), sitting room/dining room (with living flame gas fire and surround), living room (with living flame gas fire and surround), dining kitchen (fitted with stylish matching wall and base units, integrated appliances, large dining area and Bi-fold doors onto the garden), utility room (fitted with modern matching wall and base units and space for appliances) and downstairs wc. To the first floor is a landing (with loft access- the loft is fully boarded with a Velux window and lights/power), master bedroom (with fitted wardrobes and ensuite shower room), three further bedrooms, family bathroom (with modern matching three piece suite, heated towel rail and fully tiled walls and floor) and separate wc.



- Four bedroom family home
- Two bathrooms
- Large south facing family garden
- Utility room and downstairs wc
- Two reception rooms
- Stylish dining kitchen
- Retains a host of original features
- Off Road parking
- School catchment area for Nevill Road Primary School
- No onward chain



### The Grounds & Gardens

Outside a driveway to the front provides off road parking and there is a landscaped front garden. The driveway extends down the side of the property and leads to a detached garage (with lights and power). To the rear of the property is a large, south facing family garden (which is mainly laid to lawn with paved patio, mature planted shrubs and borders and summer house).

### 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 3ET**  
 What 3 Words: **bliss.grand.voter.**  
 Council Tax Band: **E**  
 EPC Rating: **D TBC**  
 Tenure: **Freehold**

GROUND FLOOR  
775 sq.ft. (72.0 sq.m.) approx.



1ST FLOOR  
716 sq.ft. (66.5 sq.m.) approx.



TOTAL FLOOR AREA : 1491 sq.ft. (138.5 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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