

2 Moss Bank

Bramhall, Cheshire, SK7 1HA



mosley jarman



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Offers Over £650,000

VIDEO TOUR AVAILABLE - A spacious and extended 1960's four double bedroom, two bathroom detached family home situated in a small, quiet cul-de-sac in a sought after location off 'Old Moss Lane' which is conveniently positioned within a short walk of Bramhall Village, the train station as well as being in the school catchment area for Moss Hey Primary School and Bramhall High School. The property benefits from UPVC double glazing, gas fired central heating (run by a combination boiler and controlled via Hive), off road parking, attached garage and well established gardens. The accommodation includes; entrance porch (with cloaks area and down stairs wc), dining room, spacious living room (with dual aspect and sliding door to the rear garden), modern kitchen (fitted with wooden matching wall and base units, integrated NEFF appliances and space for dining), utility room (with plumbing for appliances), home office (with storage) and conservatory. To the first floor is a landing which provides access to a master bedrooms (with fitted wardrobes and modern ensuite shower room), three further bedrooms and a family bathroom (with shower enclosure, two heated towel rails, storage under the sink, underfloor heating and a bath).

- A spacious 1960's detached family home
- Sought after location off 'Old Moss Lane'
- Four bedrooms
- Garage
- Off road parking
- Quiet cul-de-sac
- Catchment area for Moss Hey Primary School and Bramhall High School
- Two bathroom (one en-suite)
- Walking distance of Bramhall Village
- UPVC double glazing



The Grounds & Gardens

To the front of the property is a garden (which is mainly laid to lawn) and a driveway which provides off road parking and leads to an attached garage. To the rear of the house is a well established garden (which is mainly laid to lawn with 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 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.

Important Information

Heating - Gas central heating (radiators)
 Mains - Gas, Electric, waters and drains
 Property Construction- Brick built with tiled roof-TBC
 Flood Risk- Low risk
 Water Meter-TBC
 The seller has made us aware that some large trees in the garden has a tree preservation order on it
 Broadband providers - Openreach- FTTC (Fibre to the Cabinet) & Virgin Media FTTC (Fibre to the Cabinet) . You may also be able to obtain broadband service from these Fixed Wireless Access providers covering your area for EE, Three*
 Mobile providers- Mobile coverage at the property available with all main providers*.
 * 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.

Postcode: **SK7 1HA**

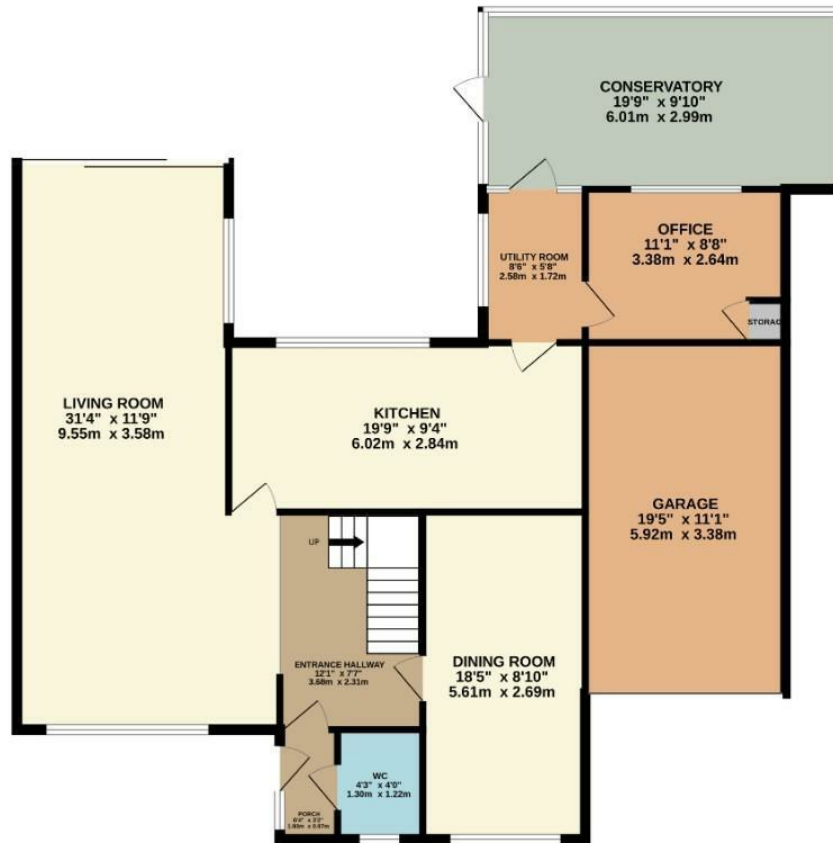
What 3 Words: **create.green.candle**

Council Tax Band: **F**

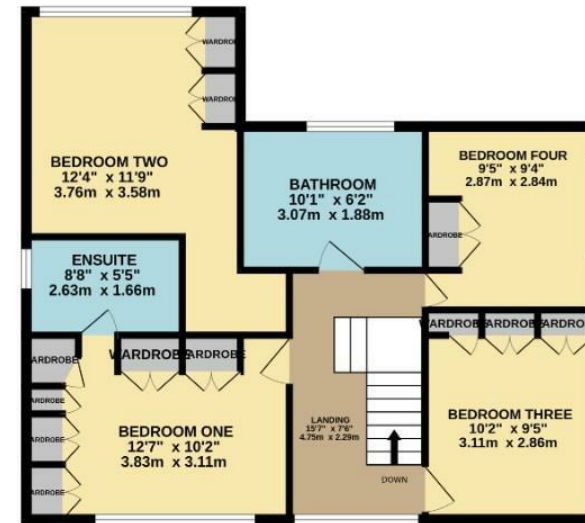
EPC Rating: **D**

Tenure: **Freehold**

GROUND FLOOR
1443 sq.ft. (134.0 sq.m.) approx.



1ST FLOOR
759 sq.ft. (70.5 sq.m.) approx.



TOTAL FLOOR AREA : 2202 sq.ft. (204.5 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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PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.