

# 2 Crossway

Bramhall, Cheshire, SK7 1LB



*mosley jarman*





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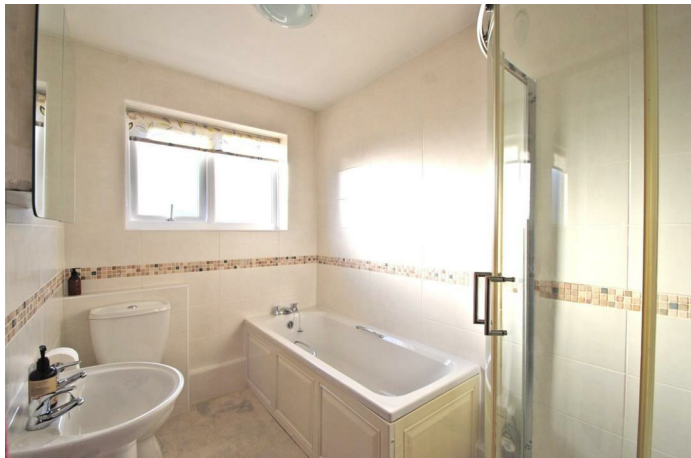
**Offers Over £400,000**

Video Tour available- A well-presented three-bedroom detached bungalow situated in a central Bramhall Village location positioned on the fringe of the 'Little Australia' estate in an extremely convenient location within a short stroll of the village, train station and within the school catchment area for Queensgate Primary School. The property benefits from UPVC double glazing and gas fired central heating (run by a combination boiler) and is offered for sale with no onward chain. The accommodation includes; entrance porch, hallway (with large storage cupboard), bedroom three/ dining room, kitchen (fitted with modern matching wall and base units and space for appliances), rear porch (with utilities area and access to the garden) two further bedrooms (one with fitted wardrobes), spacious living room (with electric fire and French doors onto the garden) and a bathroom (with modern three piece suite, separate shower enclosure and heated towel rail).



- Three bedroom detached bunaglow
- Well presented throughout
- Modern kitchen and bathroom
- South facing garden
- extremely popular residential location
- No onward chain
- Central Bramhall location
- Off road parking for two cars
- Spacious living room
- Freehold





### The Grounds & Gardens

To the front of the bungalow is a driveway which provides off road parking for two cars and leads to a garage/ store. A pedestrian walkway down the side of the house leads to the front door and a gate provides access to the rear garden. The rear garden is South facing and enjoys a high degree of privacy (mainly laid to lawn, with patio 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

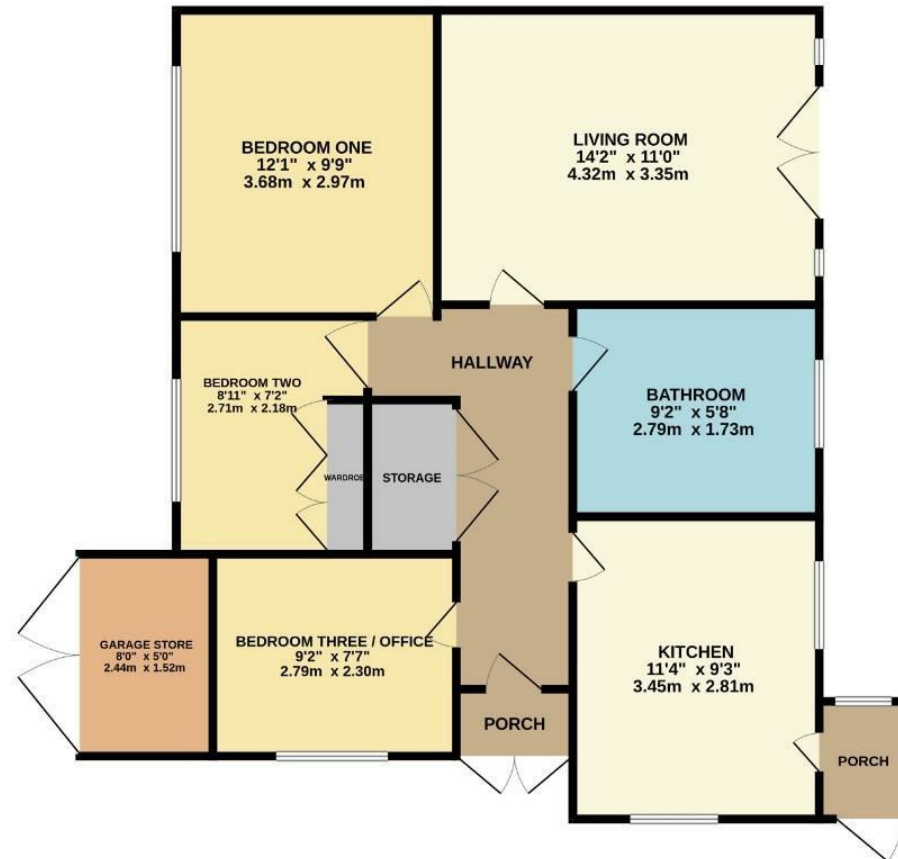
another 17 hectares of peaceful walks and recreational space. Enjoy sports at Bramall Park Golf Club, Bramhall Golf Club, Bramhall Lane Lawn Tennis Club, Bramhall Park Lawn Tennis Club and Stockport Hockey Club and keep fit at Total Fitness or David Lloyd. Manchester International Airport is just 6 miles 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.

### Important Information

Heating - Gas central heating (radiators)  
 Mains - Gas, Electric, waters and drains  
 Property Construction- Brick built with tiled roof  
 Flood Risk -Medium Risk (Surface water), Low Risk (sea and rivers)\*\*  
 Water Meter- Present at property  
 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.

<b>Postcode:</b>	<b>SK7 1LB</b>
<b>What 3 Words:</b>	<b>took.flying.inch</b>
<b>Council Tax Band:</b>	<b>D</b>
<b>EPC Rating:</b>	<b>D</b>
<b>Tenure:</b>	<b>Freehold</b>

GROUND FLOOR  
734 sq.ft. (68.2 sq.m.) approx.



TOTAL FLOOR AREA: 734 sq.ft. (68.2 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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