

36 Whitehaven Road

Bramhall, Cheshire, SK7 1EN



*mosley jarman*





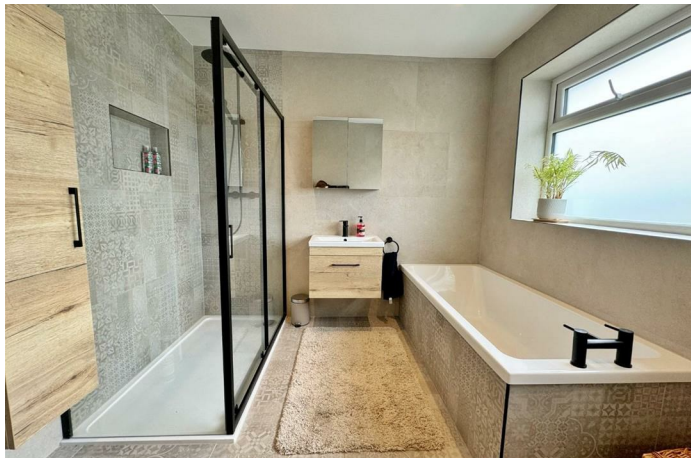
## 36 Whitehaven Road, Bramhall, Cheshire, SK7 1EN

**Offers Over £585,000**

Video Tour available- A stunning family home, extensively renovated, seamlessly blending contemporary living in a traditional style home. Ideal for families or young professionals. The open plan living area is showered in natural light by bay windows, roof lights and bi folding doors into the garden. The Kitchen is stylish, well-appointed, a great space to cook and stay connected to the family, open plan living at its best, perfect for entertaining and family gatherings. Four good size bedrooms and two bathrooms over two floors offers flexible living. This home is tastefully decorated in neutral colours and offers a generous total floor area of 1543 sq ft (143.4 sq. m) approx. The renovations have positively impacted on the Energy Performance rating C (Potential B) and works include windows, boiler, rewiring, kitchen, bathrooms, and replaced flooring throughout. The property is situated in an extremely popular residential location within walking distance of Bramhall village, train station and within 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), detached garage and landscaped gardens.

- Superbly presented four- bedroom, two- bathroom family home
- School catchment area for Moss Hey Primary School
- Walking distance of Bramhall village
- Landscaped garden
- Freehold- Annual rent charge of £10
- Completely updated and remodelled throughout
- Extremely popular residential location
- Off road parking and attached garage
- Stunning living kitchen





### The Grounds & Gardens

To the front of the property is a driveway which provides off road parking for two cars. The driveway extends down the side of the house and leads to a detached garage. To the rear of the house is a landscaped garden (with lawn, patio, composite decked terrace 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 - Very Low Risk (Surface water). Very Low Risk (sea and rivers)\*\*  
 Water Meter- Not present at property.  
 Freehold- Annual rent charge of £10  
 Broadband providers - Openreach- FTTP (Fibre to the Premises). 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.  
 \*\* Information provided by GOV.UK

Postcode: **SK7 1EN**  
 What 3 Words: **winter.cube.wiser**  
 Council Tax Band: **D**  
 EPC Rating: **C**  
 Tenure: **Freehold**



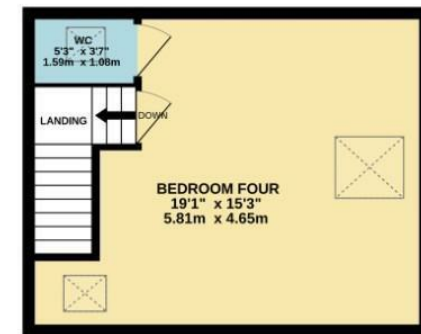
GROUND FLOOR  
658 sq.ft. (61.1 sq.m.) approx.



1ST FLOOR  
595 sq.ft. (55.2 sq.m.) approx.



2ND FLOOR  
291 sq.ft. (27.0 sq.m.) approx.



TOTAL FLOOR AREA : 1543 sq.ft. (143.4 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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