

1 Keswick Drive
Bramhall, Cheshire, SK7 1DJ



mosley jarman



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£685,000

Video Tour available- A superbly presented and substantially extended four double bedroom, three bathroom (two en-suite) link detached family home situated on a corner plot in a quiet cul de sac situated within a short walk 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 and gas fired central heating (run by a combination boiler). The accommodation includes; porch, hallway (with storage), downstairs w.c, spacious living room (with bay window and living flame gas fire and surround), sitting room, large living kitchen (fitted with solid wood matching wall and base units, quartz work surfaces, amtico flooring, integrated appliances, large living/dining area and French doors onto the garden), utility room and a study. To the first floor is landing (with storage), master bedroom (with stylish en-suite shower room and fitted wardrobes), three further double bedrooms (one with a further en-suite) and a modern family bathroom.



- Four double bedroom family home
- School catchment area for Moss Hey Primary School
- Three bathrooms
- South facing garden
- Off road parking
- Cul de sac location
- Short walk from Bramhall village and train station
- Utility room and down stairs wc
- Superbly presented throughout



The Grounds & Gardens

A recently laid resin driveway to the front provides off road parking and there are gardens to three sides that include an established south facing rear garden (which is mainly laid to lawn with paved patio).

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 Bramhall 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- Present at Property.
 Freehold- Perpetual yearly rentcharge of £12
 Planning Permission Approved 2003- Stockport Planning Portal ref. DC/011684
 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 1DJ**

What 3 Words: **jazzy.leader.foods**

Council Tax Band: **F**

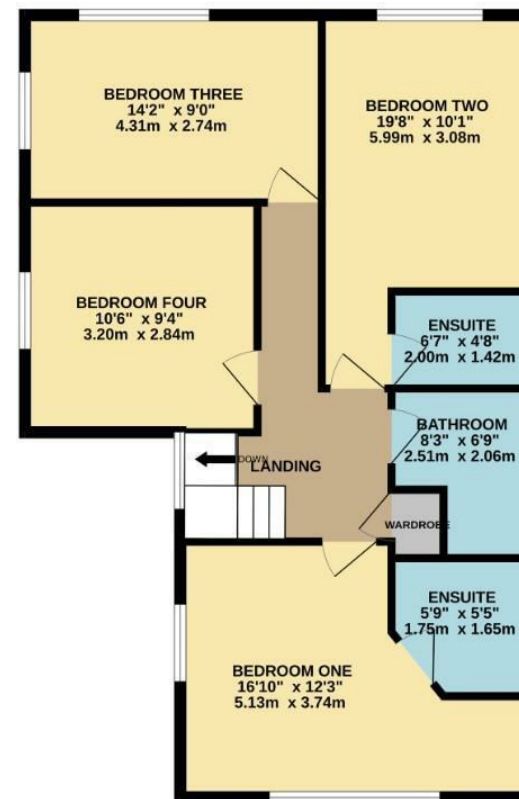
EPC Rating: **C**

Tenure: **Freehold**

GROUND FLOOR
953 sq.ft. (88.5 sq.m.) approx.



1ST FLOOR
783 sq.ft. (72.8 sq.m.) approx.



TOTAL FLOOR AREA: 1736 sq.ft. (161.3 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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