

94 Ack Lane East  
Bramhall, Cheshire, SK7 2BH



*mosley jarman*



## 94 Ack Lane East, Bramhall, Cheshire, SK7 2BH

**Offers Over £750,000**

Video Tour available- An attractive and spacious six/ seven-bedroom, two bathroom semi-detached Victorian family home situated in an extremely popular residential location close to Bramhall village and train station and within the school catchment area for Pownall Green Primary School and Bramhall High School. The property retains a host of original features and charm (including high ceiling, skirting boards, coving and picture rails) and benefits from well-established gardens, off road parking for several cars, attached garage, UPVC double glazing, gas fired central heating and is being offered for sale with no onward chain. The house does require some updating and modernisation and offers any buyer a fantastic opportunity to extend and remodel (subject to planning consent). The accommodation is extremely spacious and is set over four floors to include four cellar chambers all with good height which offer great potential to convert and create further accommodation (subject to planning consent). At ground floor level is an entrance porch, entrance hallway, downstairs shower room, living room (with bay window), dining room, kitchen (fitted matching wall and base units, integrated and space for appliances and dining area) and utility room (with access to rear garden). To the first floor is a landing (with understairs storage), three double bedrooms (one with fitted wardrobes), family bathroom and a single bedroom/ home office. To the second floor is a further landing (with loft access) and access to three further double bedrooms.



- Attractive six/seven bedroom, two bathroom victorian semi-detached family home
- Extremely popular residential location
- Accommodation over three floors plus cellars
- No onward chain- TBC
- Off road parking for several cars and detached garage
- School catchment area for Pownall Green Primary School
- Walking distance of Bramhall village and train station
- Two reception rooms
- Well established gardens
- Freehold/ Leasehold- TBC



### The Grounds & Gardens

To the front of the property is a well established garden and a driveway which provides off road parking for several cars and leads to an attached garage (with up and over door, lights and power). To the rear of the house is a well established garden (which enjoys a private open aspect and is mainly laid to lawn, with planted shrubs and border and have access to cellars and outside storage room).

### 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 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- TBC

Freehold/ Leasehold- TBC

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 2BH**

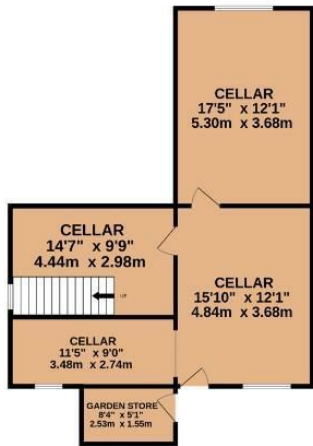
What 3 Words: **accent.bounty.strike**

Council Tax Band: **F**

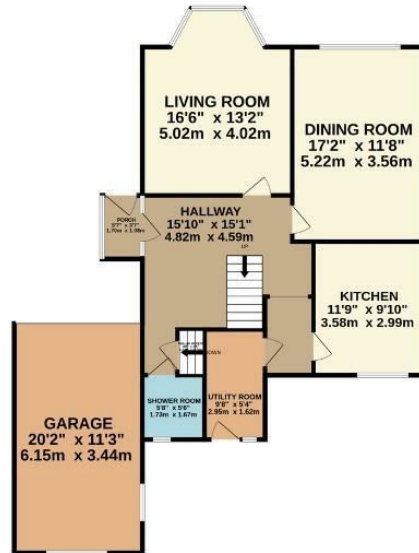
EPC Rating: **D TBC**

Tenure: **Freehold**

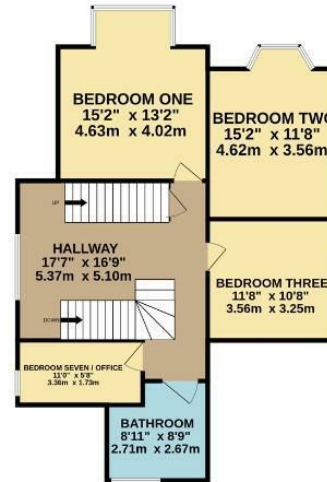
BASEMENT  
674 sq.ft. (62.6 sq.m.) approx.



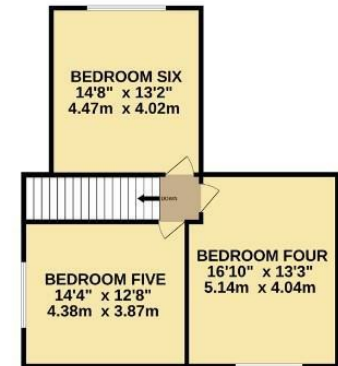
GROUND FLOOR  
1049 sq.ft. (97.5 sq.m.) approx.



1ST FLOOR  
857 sq.ft. (79.6 sq.m.) approx.



2ND FLOOR  
659 sq.ft. (61.2 sq.m.) approx.



TOTAL FLOOR AREA : 3239 sq.ft. (300.9 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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