

18 Patch Lane

Bramhall, Cheshire, SK7 1JB



mosley jarman





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£925,000

Video Tour Available A superbly presented, extended and remodelled four double bedroom, two bathroom detached family home situated in a sought after location which offers the rarity of quiet 'leafy' position yet is within a short walk of Bramhall Village which offers an excellent array of bars, restaurants and local amenities, Bramhall train station and within the school catchment area for Moss Hey Primary School and Bramhall High School. The property benefits from aluminium double-glazed windows, gas fired central heating, off road parking, detached garage and private landscaped gardens. The accommodation includes; entrance hallway (with solid oak stair case and glass balustrade, double glass doors to living kitchen and access to down stairs wc), living room, sitting room (with French doors onto the garden) and stunning living kitchen (fitted with contemporary matching wall and base units, large island, stone work surfaces, a comprehensive range of integrated appliances including under counter fridge and double oven, bespoke storage/utility cupboard and spacious living/dining area with vaulted ceilings, Velux windows, bi-fold doors onto the garden). To the first floor is a landing (with loft access and pull-down ladder. The loft is part boarded and insulated), master bedroom, modern ensuite bathroom, three further double bedrooms (one with fitted storage) and a stunning family bathroom (with stylish sanitary ware and walk in shower with rainwater shower head).



- Extended and remodelled four double bedroom detached family home
- School catchment area for Moss Hey Primary School
- Walking distance of Bramhall village and train station
- Stunning living kitchen
- Off road parking and detached garage
- Superbly presented throughout
- Desirable location
- Two reception rooms
- Two bathrooms and down stairs wc
- Landscaped gardens





The Grounds & Gardens

To the front of the property is a landscaped garden and a driveway which provides off road parking for several cars and leads to a detached garage (with electric up and over door, lights and power). To the rear of the house is a fantastic landscaped garden (which enjoys a high degree of privacy and is 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 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-Present at Property.

Planning Permission Approved 2010- Stockport Planning Portal ref. DC/044089

Freehold- subject to a perpetual yearly rent charge of £7

Broadband providers - Openreach- FTTC (Fibre to the Cabinet). You may also be able to obtain broadband service from these Fixed Wireless Access providers covering your area for Virgin, Media, 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 1JB**

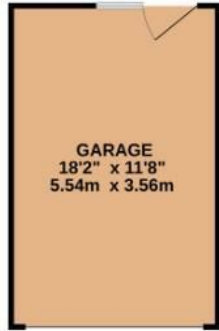
What 3 Words: **Add Text Here**

Council Tax Band: **F**

EPC Rating: **C**

Tenure: **Freehold**

GARAGE
213 sq.ft. (19.7 sq.m.) approx.



GROUND FLOOR
1136 sq.ft. (105.6 sq.m.) approx.



1ST FLOOR
882 sq.ft. (81.9 sq.m.) approx.



TOTAL FLOOR AREA : 2230 sq.ft. (207.2 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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