

114 Meadway

Bramhall, Cheshire, SK7 1NL

mosley jarman



**114 Meadway, Bramhall,
Cheshire, SK7 1NL**

Offers Over £500,000

VIDEO TOUR AVAILABLE- A well maintained and extended four bedroom detached family home located in an extremely popular residential location which forms part of the popular 'Little Australia' estate which is conveniently located within a short walk of Bramhall Village, train station and within the school catchment area for Queensgate Primary School and Bramhall High School. The property is situated on a corner plot and benefits from UPVC double glazing, gas fired central heating (run by a combination boiler), off road parking and well established gardens. In addition this fantastic family home offers potential to update and remodel (subject to planning consent). The accommodation includes; entrance hallway (with under stairs storage), living room (with bay window, gas fire and stone surround), extended dining room (with sliding doors onto the garden), extended dining kitchen (with matching wall and base units and space for appliances), utility room and integral garage (with up and over door, lights and power). To the first floor is a landing (with airing cupboard and loft access), four good sized bedrooms (two with fitted wardrobes) and a family bathroom.



- Extended four bedroom detached family home
- School catchment area for Queensgate Primary School
- Situated on a corner plot
- Well established gardens
- Extremely popular residential location
- Two reception rooms
- Off road parking
- Potential to update and remodel (subject to planning consent)



The Grounds & Gardens

To the front of the house is a driveway which provides off road parking. There are well established gardens to the front and rear of the house (both are mainly laid to lawn, with planted shrubs and borders). The rear garden also provides access to a gardener's toilet which is attached to the rear of the house.

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 its 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.

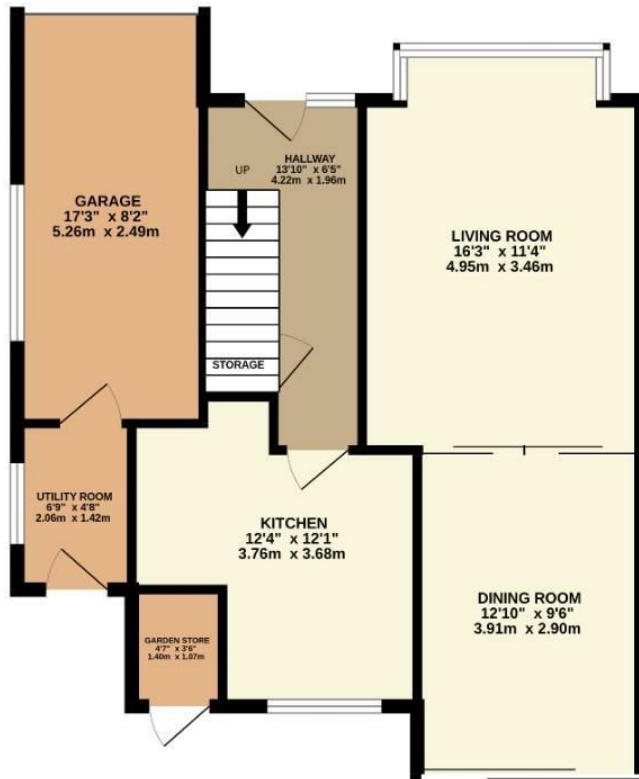
Important Information

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.
 Leasehold- Ground Rent- £18 per Annum
 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 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.

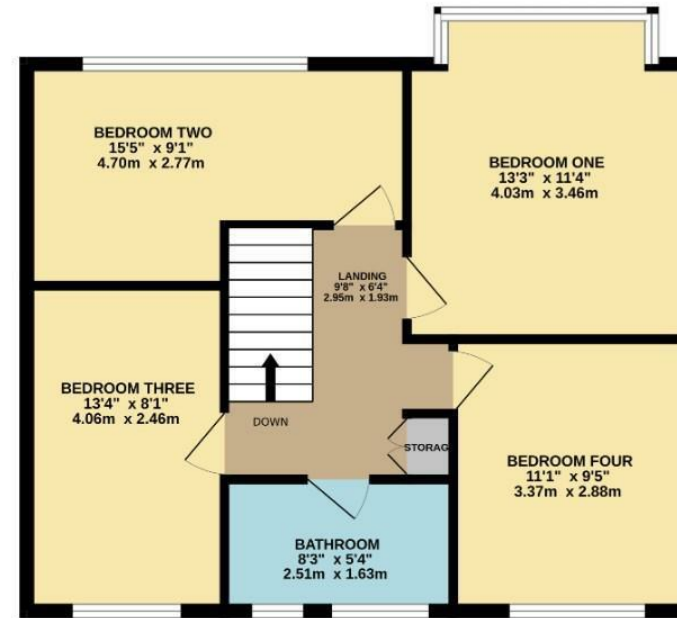
** Information provided by GOV.UK

Postcode: **SK7 1NL**
 What 3 Words: **chop.wink.await**
 Council Tax Band: **E**
 EPC Rating: **D**
 Tenure: **Leasehold**

GROUND FLOOR
670 sq.ft. (62.2 sq.m.) approx.



1ST FLOOR
612 sq.ft. (56.9 sq.m.) approx.



TOTAL FLOOR AREA : 1282 sq.ft. (119.1 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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PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.