

11 Dale Avenue
Bramhall, Cheshire, SK7 2JP



mosley jarman



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Offers Over £675,000

Video Tour available- An extremely well presented and spacious four bedroom 1930's detached family home situated on a large plot at the head of a quiet cul-de-sac on a private road in a popular location which is within walking distance of Bramhall Park, The Ladybrook Valley and within the school catchment area for Ladybrook Primary School and Bramhall High School. The property benefits from off road parking, UPVC double glazing, gas fired central heating (run by a combination boiler with nine year warranty), alarm system and a large well-established garden. The accommodation includes; entrance porch, entrance hallway (with under stairs storage and down stairs wc), spacious open plan triple aspect living/ dining room (with bay window, inglenook and sliding doors onto the garden), integral garage and contemporary kitchen (fitted with matching wall and base units, large island/breakfast bar, Dekton work surfaces, integrated BOSCH appliances including induction hob, and wine cooler, living/dining area and 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), master bedroom (with fitted wardrobes, dressing area and inglenook), three further bedrooms (two with fitted wardrobes) and a stylish family bathroom (with three piece suite and walk in shower with rain water shower head, bath, heated towel rail and LED mirror).



- Spacious four bedroom detached 1930's family home
- Cul- de-sac location
- Contemporary Kitchen
- Stylish family bathroom
- Large well established garden
- School catchment area for Ladybrook Primary School
- Extremely well presented throughout
- Spacious living dining
- Off road parking and garage
- Desirable residential location



The Grounds & Gardens

To the front of the house is a driveway which provides off road parking and access to the garage. To the rear of the property is a large and well established garden (which backs directly onto Fred perry way and is mainly laid to lawn with planted shrubs and borders and 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 Bramall

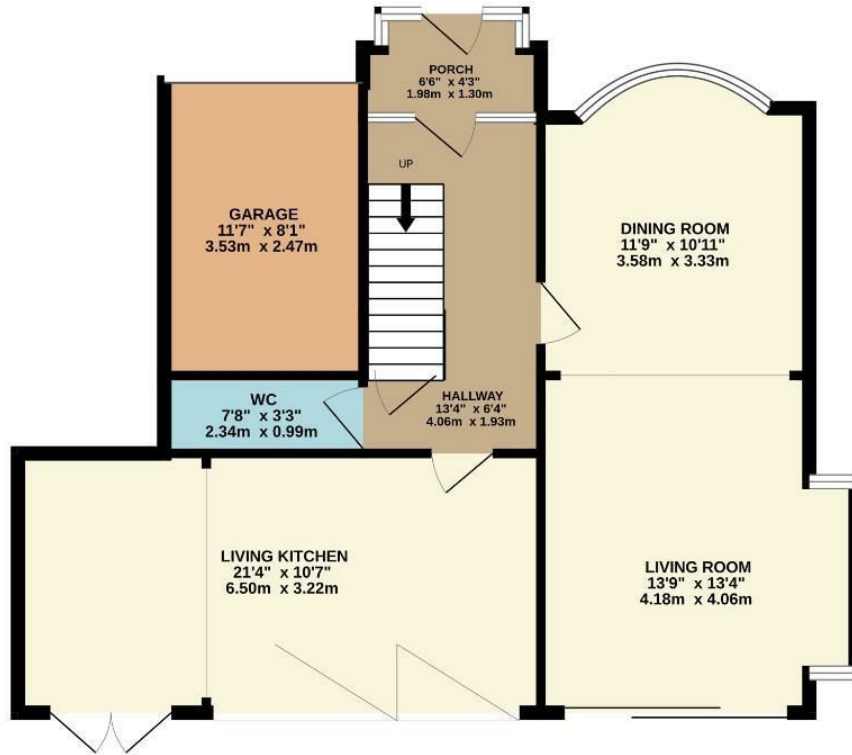
Park Golf Club, Bramhall Golf Club, Bramhall Lane Lawn Tennis Club, Bramhall Park Lawn Tennis Club and Stockport Hockey Club and keep fit at Total Fitness or David Lloyd. Manchester International Airport is just 6 miles away, Bramhall Railway Station is on the main line from Manchester to London via 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

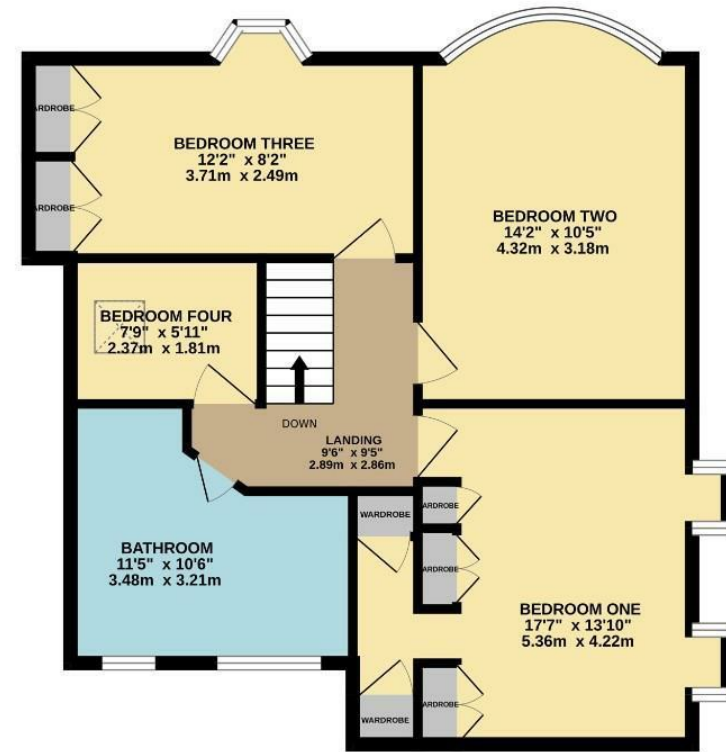
Heating - Gas central heating (radiators)
 Mains - Gas, Electric, waters and drains
 Property Construction- Brick built with tiled roof
 Flood Risk - Medium Risk (Surface water), Very Low Risk (sea and rivers)**
 Water Meter-Not Present at Property.
 Freehold/Leasehold- TBC
 Broadband providers - Openreach- FTTP (Fibre to the Premises). You may also be able to obtain broadband service from these Fixed Wireless Access providers covering your area for 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 2JP**
 What 3 Words: **player.yoga.tuck**
 Council Tax Band: **E**
 EPC Rating: **D TBC**
 Tenure: **Freehold**

GROUND FLOOR
765 sq.ft. (71.0 sq.m.) approx.



1ST FLOOR
704 sq.ft. (65.4 sq.m.) approx.



TOTAL FLOOR AREA: 1468 sq.ft. (136.4 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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