

# 4 Thornway

Bramhall, Cheshire, SK7 2AF



*mosley jarman*



## 4 Thornway, Bramhall, Cheshire, SK7 2AF

**Offers Over £600,000**

An extremely well presented, spacious and unique two double bedroom detached house on three levels which include cellar chambers (former air raid shelter) and loft room situated in an extremely popular residential location within walking distance of Bramhall village, train station and local amenities. The property benefits from UPVC double glazing, gas fired central heating (run by a combination boiler), off road parking, garage, cellars and well-established gardens. The accommodation includes; entrance porch, entrance hallway, living room (with gas fire), two double bedrooms (both with semi-fitted wardrobes), a large bathroom (with three piece suite and separate shower enclosure) and a dining kitchen (fitted with matching wall and base units, integrated and space for appliances, island, dining area and French doors onto the garden). In addition there is a pull down ladder located in the hallway which provides access to a useful loft room and eaves storage room (with potential to create further accommodation- subject to planning consent).



- Spacious two double bedroom detached house over three levels
- Popular residential Location
- Loft room with potential to create further accommodation- subject to planning consent
- Off road parking
- Several useful multi-functional cellar chambers including sink and toilet
- Extremely presented throughout house over three levels
- Dining kitchen
- Well established gardens
- Under- croft garage



### The Grounds & Gardens

To the front of the property is a well-established garden (which is mainly laid to lawn with planted shrubs and borders) and a driveway which provides off road parking and leads to an under-croft garage (with electric door). The garage also provides access to several useful multi-functional cellar chambers (all with good head height) which can be utilised for storage as well as many other uses and include a wine cellar, work bench and space for home gym. To the rear of the property is a large well established garden (with raised terrace, lawn, planted shrubs and borders summer house, green house, BBQ and shed).

### 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

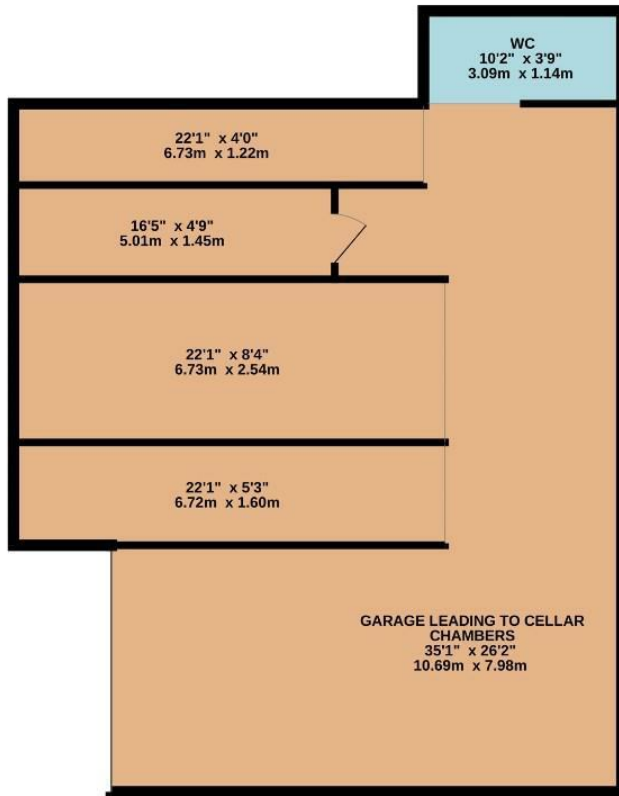
Stockport Hockey Club and keep fit at Total Fitness or David Lloyd. Manchester International Airport is just 6 miles away, Bramhall Railway Station is on the main line from Manchester to London via Macclesfield and Stoke on Trent, with local trains bound for Manchester Piccadilly also stopping at Bramhall 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 - Low Risk (Surface water), Very Low Risk (sea and rivers)\*\*  
 Water Meter-Present at Property.  
 Freehold  
 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 2AF
What 3 Words:	master.glory.snacks
Council Tax Band:	E
EPC Rating:	D TBC
Tenure:	Freehold

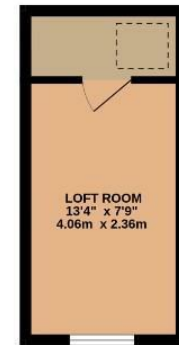
BASMENT  
107 sq.ft. (10.1 sq.m.) approx.



GROUND FLOOR  
907 sq.ft. (84.2 sq.m.) approx.



1ST FLOOR  
124 sq.ft. (12.5 sq.m.) approx.



TOTAL FLOOR AREA : 2118 sq.ft. (196.8 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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