

6 Truro Close

Bramhall, Cheshire, SK7 2QN



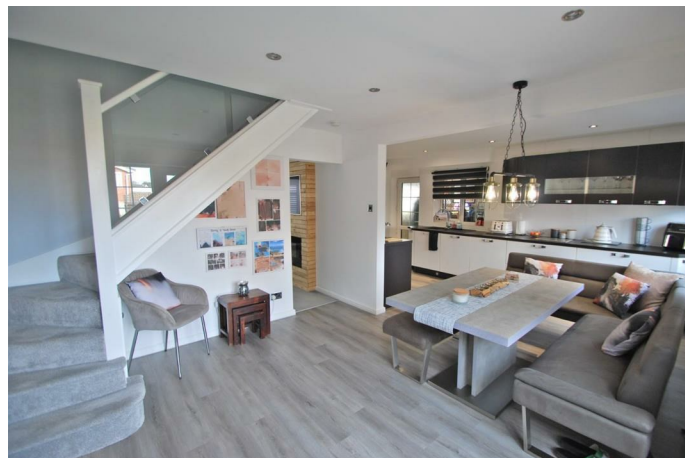
mosley jarman



6 Truro Close, Bramhall, Cheshire, SK7 2QN

Offers Over £530,000

A superbly presented and extended four-bedroom link detached family home situated on a corner plot in a quiet cul de sac close to local amenities, Bramhall village, train station and within the school catchment area for Ladybrook Primary School and Bramhall High School. The property has been thoughtfully updated and remodelled by the current owners to create a stunning contemporary family home and benefits from well established gardens to the front and rear of the house, off road parking, UPVC double glazing and gas fired central heating (run by a combination boiler). The accommodation includes; entrance hallway (with wc), spacious living room (with bay window and modern electric fire), open plan living kitchen (fitted with a range of high-quality matching wall and base units, media wall and access to the rear garden), entertainment/games room (which is currently used as a games room and bar) and utility room (with space for washer/dryer). To the first floor there is a landing which provides access to a master bedroom (with bay window, fitted wardrobes and built in air conditioning), three further bedrooms and a stylish family bathroom (with four-piece suite, including bath, enclosed shower, vanity sink unit, rainwater shower head, heated towel rail and floor to ceiling tiling). The property is also being marketed with NO ONWARDS CHAIN.



- Extremely well presented and extended Link-detached family home
- Contemporary open plan living
- Close to local amenities
- Cul de sac location
- Walking distance of Bramhall village and train station
- Four bedrooms
- Utility Room and wc living
- Catchment area for Ladybrook Primary School
- Off road parking for several cars
- No onwards chain



The Grounds & Gardens

To the front of the property there is a gated driveway which provides off road parking for several cars. To the rear of the property there is an enclosed and private landscaped garden with garage store room, lawn, patio and decking area.

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

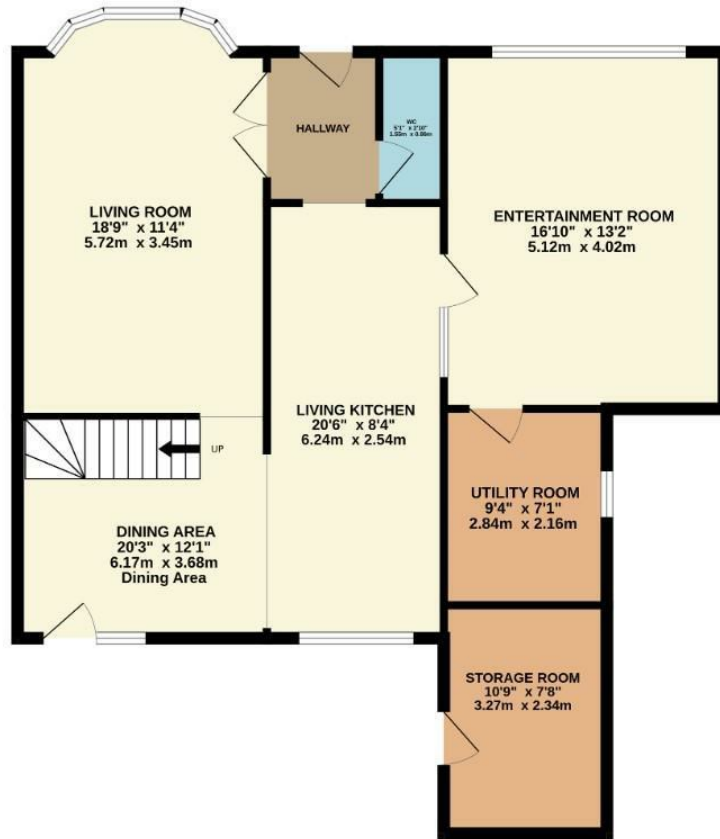
Tennis Club and Stockport Hockey Club and keep fit at Total Fitness or David Lloyd. Manchester International Airport is just 6 miles away, Bramhall Railway Station is on the main line from Manchester to London via Macclesfield and Stoke on Trent, with local trains bound for Manchester Piccadilly also 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

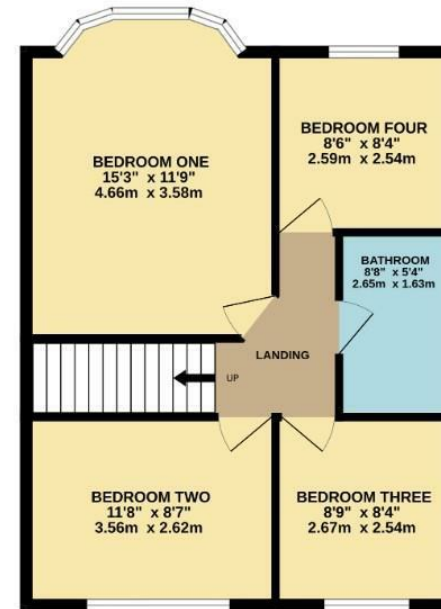
Heating - Gas central heating (radiators)
 Mains - Gas, Electric, waters and drains
 Property Construction- Brick built with tiled roof
 Flood Risk -Very Low Risk (Surface water). Very Low Risk (sea and rivers)**
 Water Meter- Not Present at Property.
 Leasehold- Ground Rent £36 per annum.
 Broadband 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 2QN**
 What 3 Words: **shield.admire.woode**
 Council Tax Band: **E**
 EPC Rating: **C**
 Tenure: **Freehold**

GROUND FLOOR
940 sq.ft. (87.4 sq.m.) approx.



FIRST FLOOR
535 sq.ft. (49.7 sq.m.) approx.



TOTAL FLOOR AREA: 1475 sq.ft. (137.0 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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