

# 4 Lucerne Road

Bramhall, Cheshire, SK7 3JA



*mosley jarman*



## 4 Lucerne Road, Bramhall, Cheshire, SK7 3JA

**Offers Over: £325,000**

A well-presented three bedroom family home situated in a popular residential location close to local shops and amenities and within walking distance to Bramhall Park. The property is also in catchment for Nevill Road School and Bramhall High School. The property offers well-proportioned accommodation throughout and benefits from off road parking for several cars, UPVC double glazing and gas fired central heating (run by a combination boiler). The accommodation includes; hallway, living room (which is currently being used as a bedroom), dual aspect dining room (with French doors onto the garden), and a kitchen (fitted with matching wall and base units and space for appliances and access to the rear garden). To the first floor there are three good sized bedrooms, a family bathroom (with matching sanitary ware including separate shower cubicle) and a separate wc.

- A spacious three bedroom family home
- Gas fired central heating
- UPVC double glazing
- Close to local shops and amenities
- Enclosed rear garden
- Popular residential location
- Off road parking for several cars
- Catchment for desirable local schools
- Walking distance to Bramhall Park





### The Grounds and Gardens

To the front of the property there is a bigger than average driveway providing off road parking for several cars. To the rear is a private and enclosed family garden (which is mainly laid to lawn with a paved patio) and looks out onto playing fields.

### 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

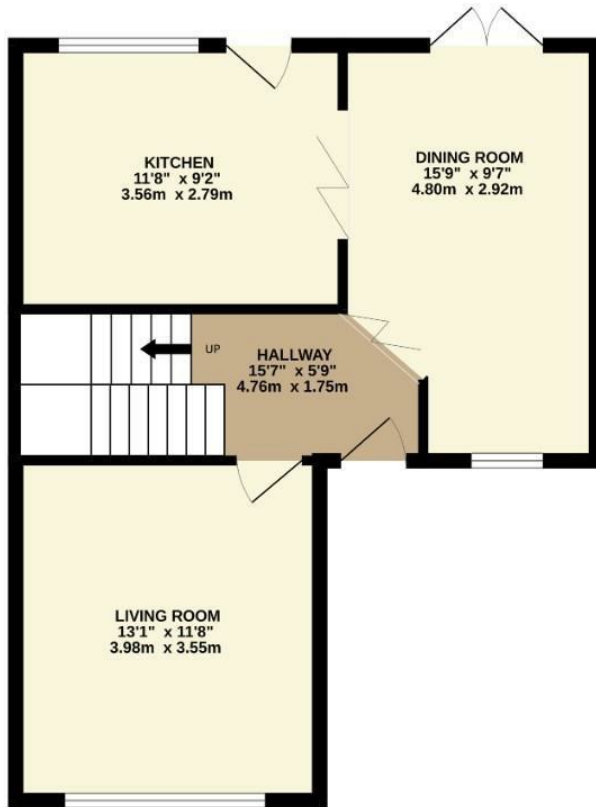
Tennis Club and Stockport Hockey Club and keep fit at Total Fitness or David Lloyd. Manchester International Airport is just 6 miles away, Bramhall Railway Station is on the main line from Manchester to London via Macclesfield and Stoke on Trent, with local trains bound for Manchester Piccadilly also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

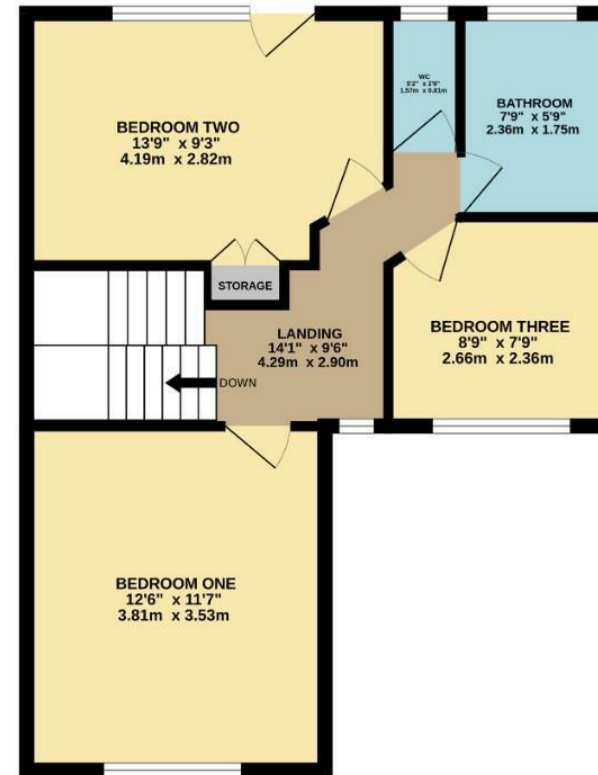
Heating - Gas central heating (radiators)  
 Mains - Gas, Electric, waters and drains  
 Property Construction- Brick built with tiled roof  
 Flood Risk - Very low risk (Surface water), Very low risk (sea and rivers)\*\*  
 Water Meter- tbc  
 Leasehold  
 Broadband providers - Openreach- FTTP (Fibre to the premise) . 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 3JA**  
 What 3 Words: **cross.field.zebra**  
 Council Tax Band: **B**  
 EPC Rating: **C**  
 Tenure: **Freehold**

GROUND FLOOR  
506 sq.ft. (47.0 sq.m.) approx.



1ST FLOOR  
503 sq.ft. (46.8 sq.m.) approx.



TOTAL FLOOR AREA : 1009 sq.ft. (93.7 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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