

# Laffans, 46 Ladythorn Road

Bramhall, Cheshire, SK7 2EY



*mosley jarman*



## Laffans, 46 Ladythorn Road, Bramhall, Cheshire, SK7 2EY

**£1,050,000**

An immaculately presented and extended four double bedroom, two bathroom detached family home situated in a quiet highly sought after tree lined location near to Bramhall Golf Course and is conveniently positioned within walking distance of Bramhall Village, train station and within the catchment of Pownall Green Primary School. The accommodation includes; a spacious entrance hallway (with downstairs wc and under stairs cloakroom), dining room, study, dual aspect living room (with a coal fire and Minster surround and double doors leading to the rear garden), dining kitchen (fitted with a range of matching wall and base units, integrated appliances and offers a perfect space for entertaining) and a utility room. To the first floor there is a landing providing access to a master bedroom (with en-suite), three further bedrooms (two of which benefits from recessed/fitted wardrobes) and a modern family bathroom (with a large walk in airing cupboard). The property also benefits from a loft room which is accessed via a pull-down ladder.



- An immaculately presented and extended detached family home
- Four double bedrooms and two bathrooms (one en-suite)
- Highly sought after tree lined location near to Bramhall Golf Course
- Walking distance of Bramhall Village and train station
- Catchment of Pownall Green Primary School
- Stunning dining kitchen
- Off road parking for several cars
- Private landscaped South facing garden
- Utility room and down stairs wc
- Detached garage



### The Grounds and Gardens

To the front of the house there is a beautiful front garden (with mature bushes and shrubs) and a long driveway leading to a detached garage. To the rear of the property there is a South facing garden (which is mainly laid to lawn with bushes, shrubs and trees and an Indian stone patio 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

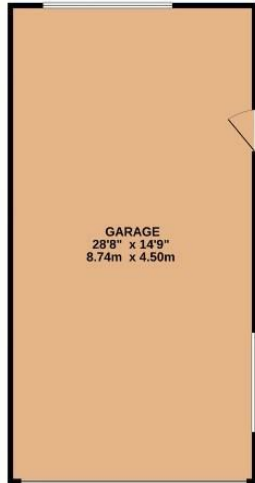
Park Golf Club, Bramhall Golf Club, Bramhall Lane Lawn Tennis Club, Bramhall Park Lawn Tennis Club and Stockport Hockey Club and keep fit at Total Fitness or David Lloyd. Manchester International Airport is just 6 miles away, Bramhall Railway Station is on the main line from Manchester to London via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

Mains - Gas, electric, water and drains  
 Property Construction- Brick built with tiled roof  
 Flood Risk - Low Risk (Surface water), Very Low Risk (sea and rivers)\*\*  
 Water Meter - Yes  
 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 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 2EY**  
 What 3 Words: **volume.gown.lovely**  
 Council Tax Band: **G**  
 EPC Rating: **D**  
 Tenure: **Leasehold**

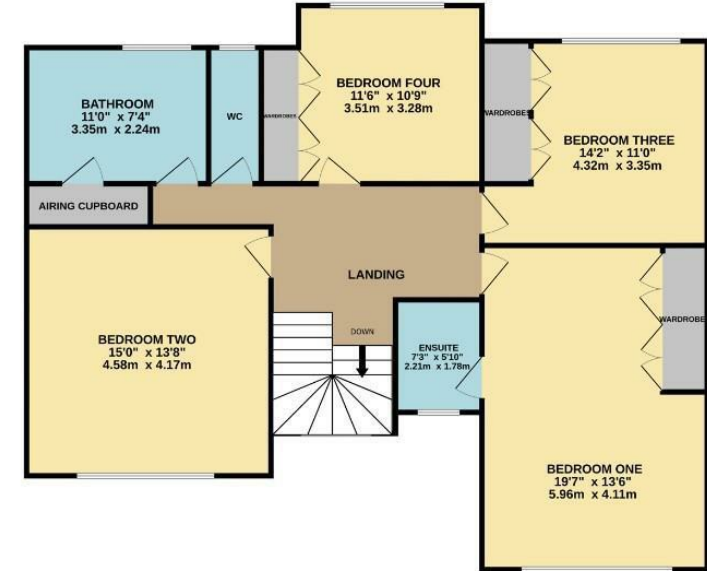
GARAGE  
623 sq.ft. (59.3 sq.m.) approx.



GROUND FLOOR  
1197 sq.ft. (107.5 sq.m.) approx.



1ST FLOOR  
1132 sq.ft. (105.2 sq.m.) approx.



TOTAL FLOOR AREA : 2713 sq.ft. (252.0 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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