

4 Hillbury Road
Bramhall, Cheshire, SK7 3AF



mosley jarman



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Offers Over £600,000

A well maintained four-bedroom 1930's detached house situated in a convenient location off Broadway within a short walk of Bramhall Park and within the school catchment area for Nevill Road Primary School and Bramhall High School. The property benefits from UPVC double glazing, gas fired central heating (run by a combination boiler), off road parking, well established gardens, integral garage and is offered for sale with no onward chain. In addition, the house does require some updating and modernisation and offers any potential buyer a fantastic opportunity to extend and remodel (subject to planning consent). The accommodation includes Porch, hallway, dining room (with bay window), dual aspect living room, breakfast kitchen (fitted with matching wall and base units, integrated appliances and breakfast bar), inner hallway, downstairs wc, and utility cupboard. To the first floor is a landing, four bedrooms (one with eaves storage room with restricted head height), family bathroom and separate wc.



- Four bedroom 1930's detached family home
- Close to Bramhall Park
- No onward chain
- Breakfast kitchen
- Well established gardens
- Popular residential location
- School catchment area for Nevill Road primary School
- Two reception rooms
- Off road parking and integral garage
- Freehold- perpetual yearly rentcharge of £6



The Grounds & Gardens

To the front of the house is a driveway which provides off road parking for two cars and leads an integral garage (with up and over door, lights and power). To the rear of the house is a well established garden (which enjoys a high degree of privacy- with lawn, patio and planted shrubs and borders).

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 -High Risk (Surface water). Very Low Risk (sea and rivers)**
 Water Meter-Not Present at Property
 Freehold- perpetual yearly rentcharge of £6
 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 3AF**

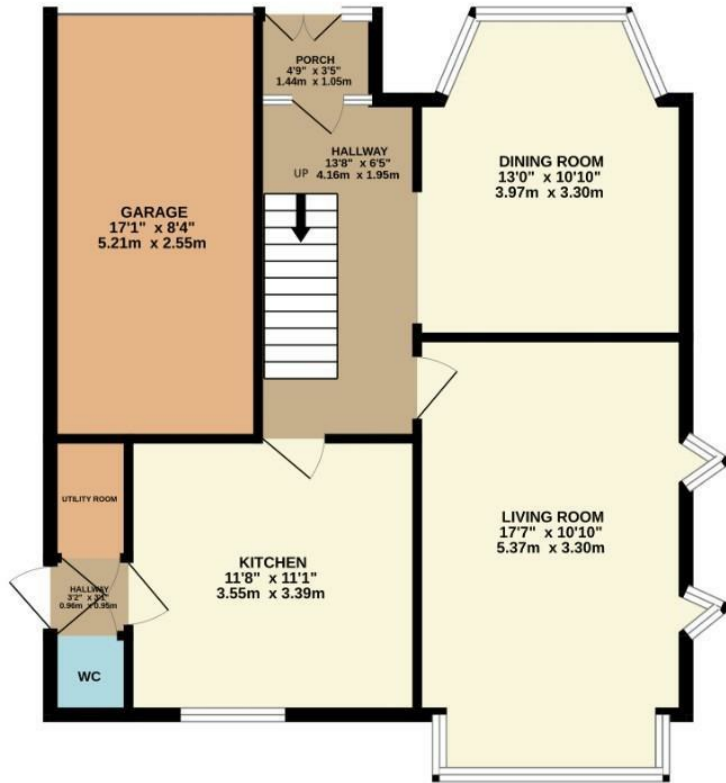
What 3 Words: **ship.owls.rising**

Council Tax Band: **E**

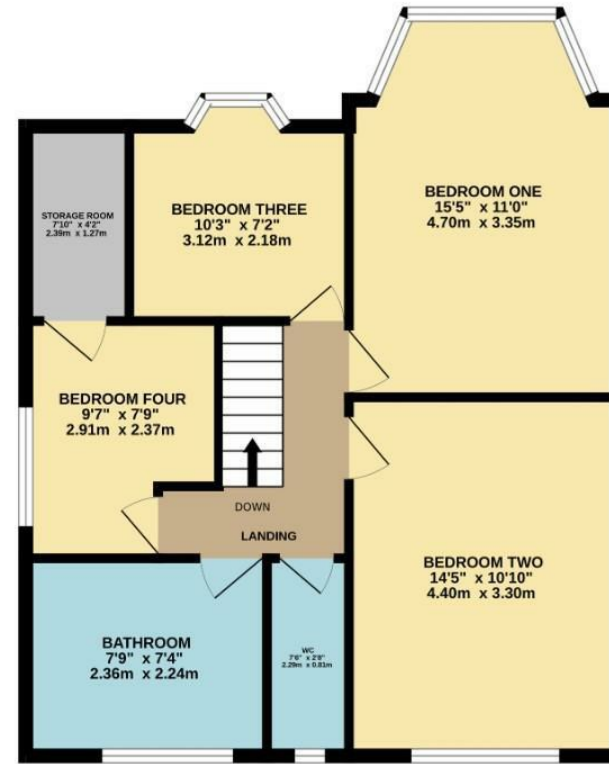
EPC Rating: **D TBC**

Tenure: **Freehold**

GROUND FLOOR
730 sq.ft. (67.8 sq.m.) approx.



1ST FLOOR
645 sq.ft. (60.0 sq.m.) approx.



TOTAL FLOOR AREA : 1375 sq.ft. (127.8 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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