

111 Meadway

Bramhall, Cheshire, SK7 1NL

mosley jarman





## 111 Meadway, Bramhall, Cheshire, SK7 1NL

**Offers Over: £425,000**

An immaculately presented and extended three-bedroom semi-detached family home situated in an extremely popular residential location which forms part of the popular 'Little Australia' estate which is conveniently located within a short walk of Bramhall Village, train station and within the school catchment area for Queensgate Primary School and Bramhall High School. The property benefits from UPVC double glazing, gas fired central heating (warmed by a Baxi combination boiler), off road parking for several cars, private rear garden and is offered for sale with no onwards chain. The accommodation includes; entrance hallway (with under stairs storage), modern dining kitchen (fitted with quality matching wall and base units, integrated appliances and offers a perfect space for entertaining), living room (with bay window and log burner effect gas fire) and a conservatory (with access to the rear garden). To the first floor there is a landing (with airing cupboard and loft access which is fully boarded with light and power), master bedroom (double with bay window), two further bedrooms and a stylish family bathroom (with tiles floor to ceiling, large shower enclosure, rain water shower head, vanity sink unit, separate bath and a heated towel rail).



- An immaculately presented and extended family home
- Three bedrooms
- Modern dining kitchen
- Part of the popular 'Little Australia' estate
- UPVC double glazing and gas fired central heating
- Enclosed private rear garden
- Walking distance of Bramhall village and train station
- School catchment area for Queensgate Primary School
- Off road parking for several cars
- No chain





#### The Grounds & Gardens

To the front of the house there is an attractive front garden providing a high level of privacy and a driveway proving off road parking and leads to an attached garage. To the rear of the property there is a beautiful garden which is mainly laid to lawn (with bushes, shrubs and trees).

#### 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- 999 year lease from 1965. Ground Rent £17 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 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 1NL

**What 3 Words:** lived.marker.plays

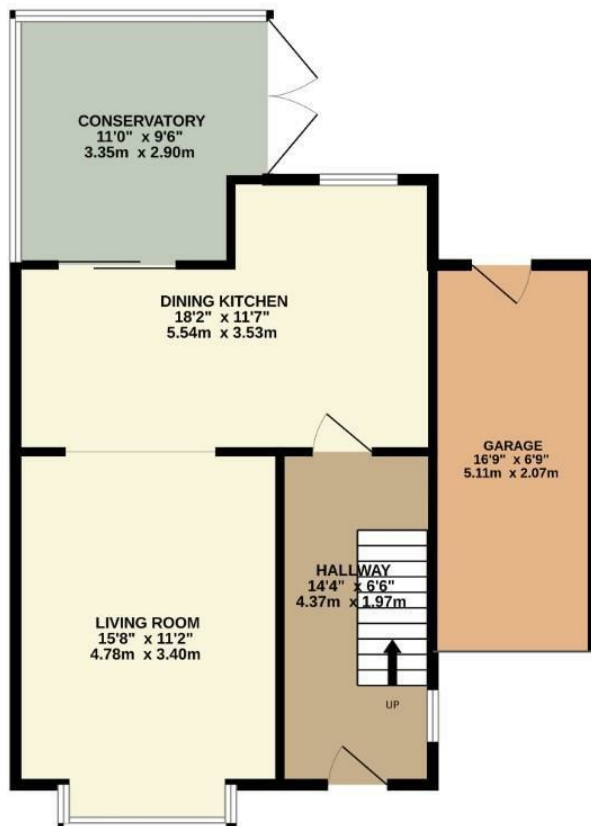
**Council Tax Band:** C

**EPC Rating:** C

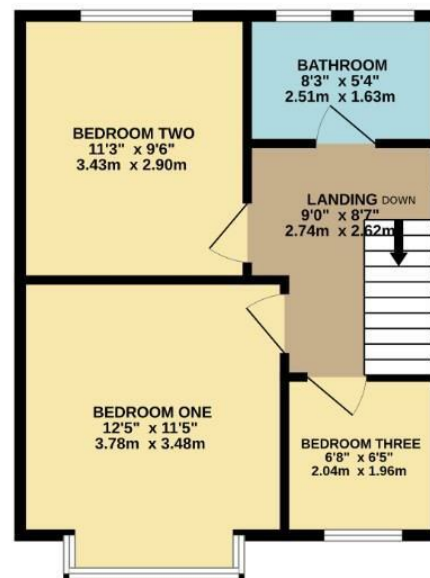
**Tenure:** Leasehold



GROUND FLOOR  
646 sq.ft. (60.0 sq.m.) approx.



1ST FLOOR  
398 sq.ft. (37.0 sq.m.) approx.



TOTAL FLOOR AREA: 1045 sq.ft. (97.0 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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