

26 Colwyn Road
Bramhall, Cheshire, SK7 2JQ



mosley jarman



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£595,000

Video Tour available- An extremely well presented and spacious four bedroom, two bathroom 1930's detached family home situated in an extremely popular residential location close to Bramhall Park, Bramhall village and within the school catchment area for Ladybrook 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 and large South facing well established garden. In addition this fantastic family home offers fantastic potential to extend and remodel (subject to planning consent) and is offered for sale with no onward chain. The accommodation includes; entrance porch, entrance hallway (with understairs storage), dining room (with bay window), living room (with inglenook and access to garden), dining kitchen (fitted with matching wall and base units, integrated appliances, dining area and pantry), inner hallway, down stairs wc/ utility area and garage/ store. To the first floor is a landing, master bedroom (with inglenook and fitted wardrobes), ensuite shower room, three further bedrooms (two with fitted wardrobes) and a family bathroom (with corner bath, heated towel rail and airing cupboard).



- Four bedrooms 1930's detached family home
- Close to Bramhall Park & Bramhall village
- School catchment area for Ladybrook Primary School
- Potential to extend and remodel (subject to planning consent)
- No onward chain
- Downstairs wc and utility
- Off road parking for several cars
- Superb South facing garden
- Two reception rooms
- Two bathrooms (one ensuite)



The Grounds & Gardens

To the front of the house is a driveway which provides off road parking for several cars and leads to the garage/store. In addition there is a well established front garden. To the rear of the house is a large South facing well established garden (which enjoys a high degree of privacy and is mainly laid out lawn with planted shrubs and borders and paved patio).

The Location

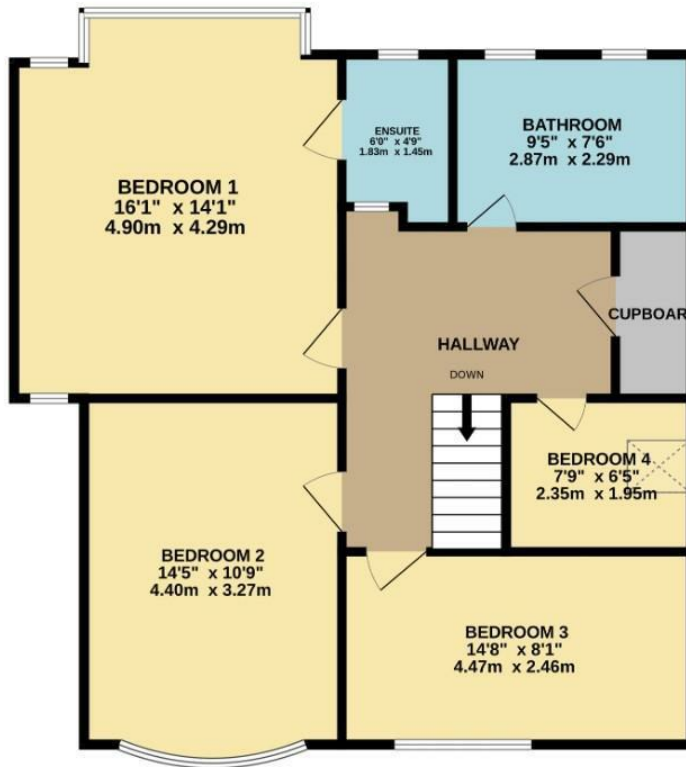
Bramhall is an attractive, leafy and affluent village with a population of around 25,500, situated 11 miles to the south of Manchester. A suburb that has emerged on a 'rich list' as 4th most expensive in house prices around Greater Manchester. Bramhall has a strong village community spirit (voted 'least 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 Bramhall Park 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

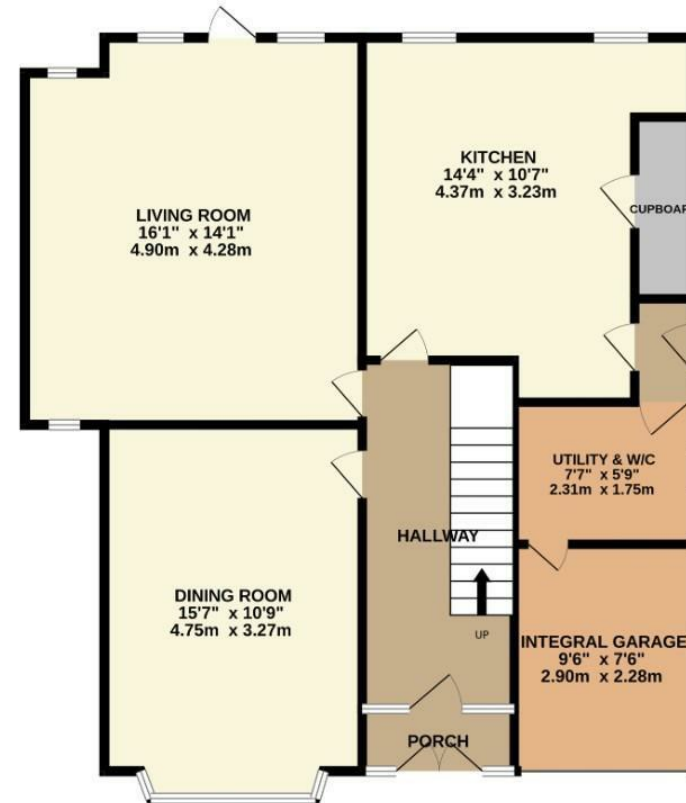
Heating - Gas central heating (radiators)
 Mains - Gas, Electric, waters and drains
 Property Construction- Brick built with tiled roof
 Flood Risk - Very Low Risk (Surface water). Very Low Risk (sea and rivers)**
 Water Meter- Present at Property
 Freehold
 Broadband providers - Openreach- FTTP (Fibre 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

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|-------------------|--------------------|
| Postcode: | SK7 2JQ |
| What 3 Words: | camera.friday.bids |
| Council Tax Band: | E |
| EPC Rating: | D |
| Tenure: | Freehold |

FIRST FLOOR
789 sq.ft. (73.3 sq.m.) approx.



GROUND FLOOR
807 sq.ft. (75.0 sq.m.) approx.



TOTAL FLOOR AREA : 1596 sq.ft. (148.3 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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