

113 Woodford Road

Bramhall, Cheshire, SK7 1QB



mosley jarman



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£750,000

Video Tour available- An extremely well presented and deceptively spacious four-bedroom, two bathroom detached family home situated in an enviable residential location within a short walk of Bramhall village, train station, local amenities 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 (run by a combination boiler), off road parking for several cars and beautifully maintained landscaped gardens. The accommodation includes entrance hallway (with downstairs wc and utility room), spacious dual aspect living/dining room (with living flame gas fire), dining kitchen (fitted with modern matching wall and base units, integrated appliances, granite work surfaces and dining area) and sitting room (with French doors onto the garden). To the first floor is a landing, master bedroom (with fitted wardrobes), contemporary refitted ensuite shower room, two further double bedrooms (both with fitted wardrobes) and a contemporary family bathroom. In addition the fourth bedroom has been turned into a study area with stairs to the second floor which provides access to a further bedroom (with eaves storage).



- Four bedroom, two bathroom detached family home
- Walking distance of Bramhall village
- Two reception rooms
- Down stairs wc and utility room
- Beautifully maintained gardens
- School catchment area for Queensgate Primary School
- Extremely well presented throughout
- Modern dining kitchen
- Off road parking for numerous cars
- Freehold



The Grounds & Gardens

To the rear of the house is a large, beautifully maintained and well-established garden (with planted shrubs and borders, rockery with water feature, lawn, two patio areas, summerhouse greenhouse, shed, water tap and outdoor electric power point socket).

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

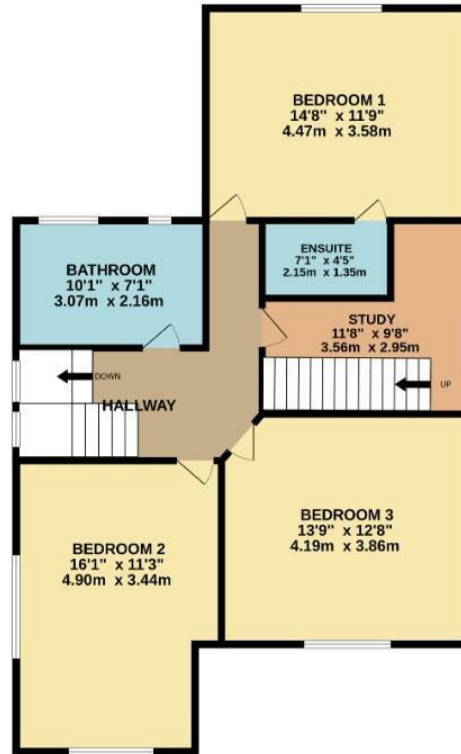
Heating - Gas central heating (radiators)
 Mains - Gas, Electric, waters and drains
 Property Construction- Brick built with tiled roof
 Flood Risk - Very Low Risk (Surface water), Very Low Risk (sea and rivers)**
 Planning Permission Approved 1990 Ref. No: J/47227 & 1980 Ref. No: J/20414
 Water Meter-Present 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 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 1QB**
 What 3 Words: **stews.bake.dates**
 Council Tax Band: **G**
 EPC Rating: **D**
 Tenure: **Freehold**

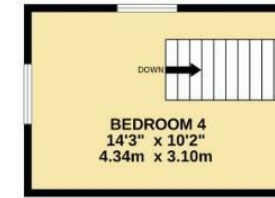
GROUND FLOOR
901 sq.ft. (83.7 sq.m.) approx.



1ST FLOOR
814 sq.ft. (75.5 sq.m.) approx.



2ND FLOOR
145 sq.ft. (13.5 sq.m.) approx.



TOTAL FLOOR AREA : 1860 sq.ft. (172.8 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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