

14 Queensgate
Bramhall, Cheshire, SK7 1JT



mosley jarman



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£825,000

Video Tour available- A well-presented and extended four-bedroom, two bathroom detached family home which stands within a large south facing corner plot situated in a sought-after central Bramhall location within a short walk of the village, the train station, walking distance of Queensgate Sports Club (Tennis and Bowls) and within the school catchment area for Queensgate Primary School and Bramhall High School. The property benefits from UPVC double glazing, alarm, gas fired central heating (run by a system boiler), off road parking, large garden and offers excellent potential for further extension and remodel- (subject to planning consent). The accommodation includes; entrance hallway (with under stairs storage), triple aspect living room (with inglenook, gas fire and sliding doors onto the garden), dining room, dining kitchen (fitted with modern matching wall and base units, integrated Bosch/Neff appliances, granite work surfaces and sliding doors onto the garden), utility room (with storage cupboard, down stairs wc and space for appliances) and integral garage (with lights, power and up and over door). To the first floor is a landing (with loft access and pull-down ladder- the loft is part boarded with lights), dual aspect master bedroom (with fitted wardrobes and sink), three further bedrooms (one benefitting from fitted wardrobes and modern ensuite shower room), family bathroom (with modern sanitaryware, oriel window and fitted bathroom furniture) and separate wc.



- Well presented and extended four bedroom detached family home
- Sought-after central Bramhall location
- Two reception rooms
- Utility room and down stairs wc
- Potential for further extension and remodel- subject to planning consent
- Large south facing corner plot
- School catchment area for Queensgate Primary School
- Modern dining kitchen
- Off road parking for several cars and integral garage
- Two bathrooms (one ensuite)



Important Information

Heating - Gas central heating (radiators)

Mains - Gas, Electric, waters and drains

Property Construction- Brick built with tiled roof

Flood Risk- Low

Water Meter- Present at property

Broadband providers - Openreach- FTTC (Fibre to the Cabinet) & Virgin Media FTTC (Fibre to the Cabinet) . 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.

The Grounds & Gardens

To the front of the house is a well established garden and large driveway which provides off road parking for several cars and leads to the integral garage. To the rear of the house is a South facing garden which enjoys a private outlook (with lawn, planted shrubs and borders, patio and garden shed with lights and power).

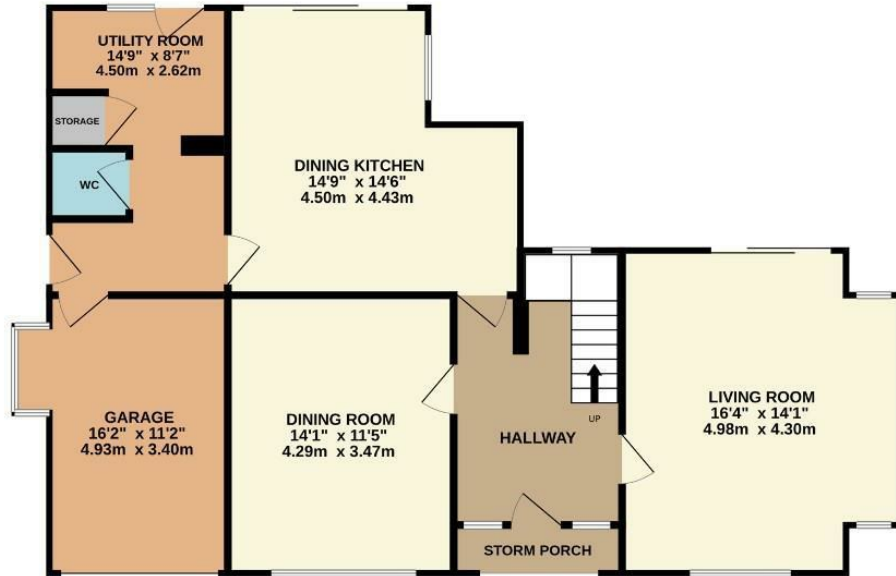
The Location

Bramhall is an attractive, leafy and affluent village with a population of around

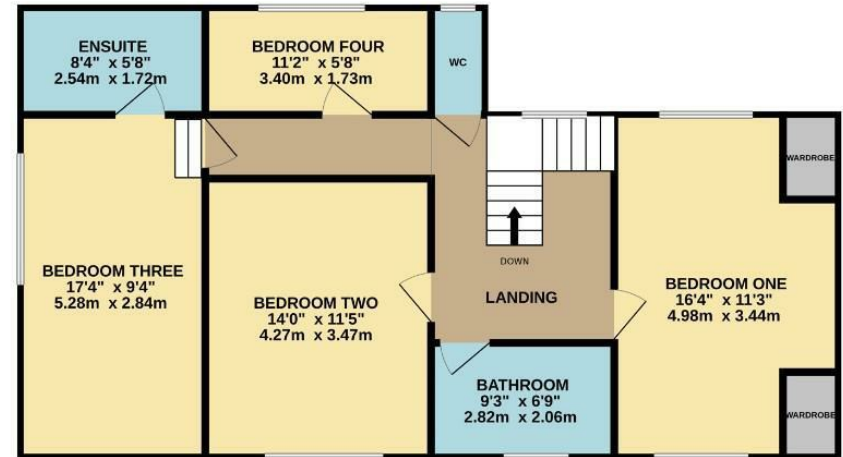
25,500, situated 11 miles to the south of Manchester. A suburb that has emerged on a 'rich list' as 4th most expensive in house prices around Greater Manchester. Bramhall has a strong village community spirit (voted 'least lonely' and the 'friendliest' place to live in Britain), playing host to a Summer 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.

Postcode:	SK7 1JT
What 3 Words:	change.united.really
Council Tax Band:	G
EPC Rating:	D TBC
Tenure:	Freehold

GROUND FLOOR
956 sq.ft. (88.8 sq.m.) approx.



1ST FLOOR
840 sq.ft. (78.1 sq.m.) approx.



TOTAL FLOOR AREA: 1796 sq.ft. (166.9 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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