

7 Hillbury Road

Bramhall, Cheshire, SK7 3AF



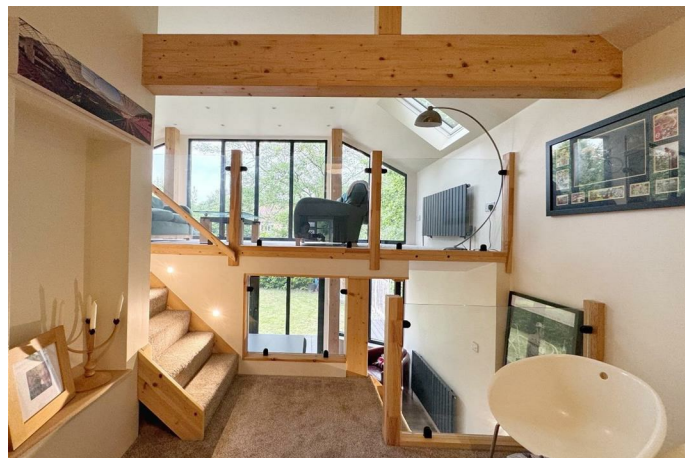
mosley jarman



7 Hillbury Road, Bramhall, Cheshire, SK7 3AF

£675,000

Video Tour available- A superbly presented and extended three/ four double bedroom, two bathroom 1920's bay fronted semi-detached family home 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 and aluminium doors/windows, gas fired central heating (run by a combination boiler), off road parking and a South facing garden. The accommodation includes; entrance hallway (with under stairs storage), sitting room (with bay window), living kitchen (fitted with stylish matching wall and base units, integrated appliances; including wine fridge, Quartz work surfaces, island/breakfast bar and French doors onto outside entertaining area with composite decking and views over garden), utility room/ downstairs wc, stunning open plan living/ dining room leading to upper floor mezzanine level/ snug (with floor to ceiling windows and views over garden) and lower ground floor mezzanine level (currently being used as a games room with storage and French doors onto the garden). The first floor reveals a landing, master bedroom (with ensuite bathroom), two further double bedrooms and a family bathroom. A staircase provides access to a large loft room/occasional bedroom (with two Velux style roof windows, eaves storage and potential to create a fourth double bedroom- subject to planning consent ref. DC/071541).



- A superbly presented and extended three/ four double bedroom family home
- School catchment area for Nevill Road Primary School
- Stylish living kitchen
- Two bathroom (one ensuite)
- Off road parking
- Close to Bramhall Park
- Extended in 2019- Stockport Planning Portal ref. DC/071541
- Open plan living dining room with two mezzanine levels
- Utility room/ downstairs wc
- Leafy South facing garden



The Grounds & Gardens

A driveway to the front of the property provides off road parking for two cars. To the rear of the house is a mature, private south facing rear garden which enjoys a particularly 'leafy' aspect (with lawn, composite decked terrace 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 -Very Low Risk (Surface water). Very Low Risk (sea and rivers)**
 Water Meter- Present at Property
 Freehold
 Planning Permission Approved 2019- Stockport Planning Portal ref. DC/071541
 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: kings.large.expand

Council Tax Band: E

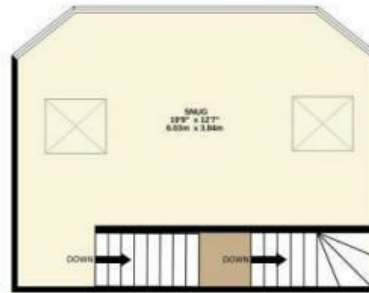
EPC Rating: D

Tenure: Freehold

GROUND FLOOR
929 sq.ft. (86.1 sq.m.) approx.



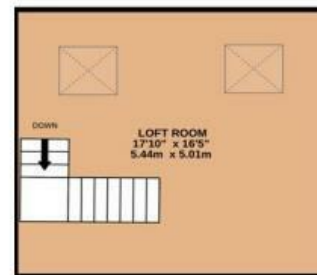
UPPER GROUND FLOOR
292 sq.ft. (27.1 sq.m.) approx.



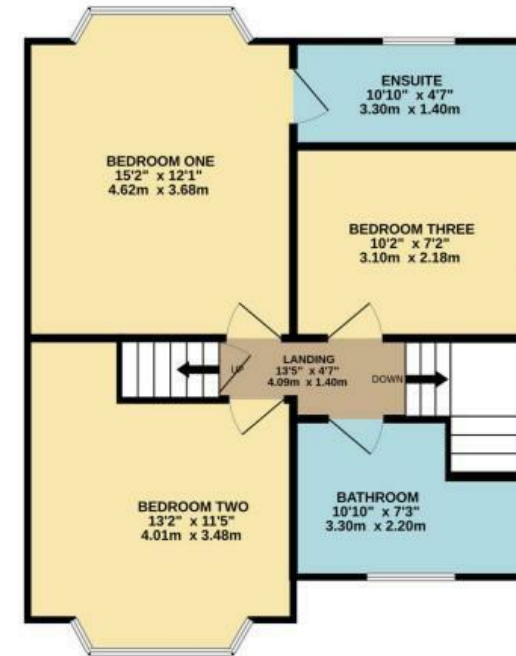
LOWER GROUND FLOOR
303 sq.ft. (28.1 sq.m.) approx.



2ND FLOOR
294 sq.ft. (27.3 sq.m.) approx.



1ST FLOOR
608 sq.ft. (56.5 sq.m.) approx.



TOTAL FLOOR AREA : 2423 sq.ft. (225.1 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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PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.