

47 Ogden Road  
Bramhall, Cheshire, SK7 1HL



*mosley jarman*



## 47 Ogden Road, Bramhall, Cheshire, SK7 1HL

**£800,000**

An attractive and spacious five-bedroom Edwardian semi-detached family home which forms part of the sought after Syddal Park Conservation Area conveniently located within a short walk of Bramhall Village, train station and within the school catchment area for Moss Hey Primary School and Bramhall High School. This fantastic family home requires updating and modernisation and offers an opportunity for someone to make a superb forever family home with potential to extend and remodel (subject to planning consent). The property benefits from double glazing (part wood/ part UPVC), gas fired central heating and is offered for sale with no onward chain. The accommodation includes; reception hallway (with under stairs storage), dual aspect dining room (with bay window), living room (with French doors onto the garden and coal fire and surround), kitchen, utility room (with access to side porch), morning room (with gas fired aga) and down stairs shower room. To the first floor is a landing, five good sized bedrooms (one with ensuite shower area and walk in wardrobe and one with fitted storage), family bathroom and separate wc.



- Attractive Edwardian family home
- Located in the the sought after Syddal Park Conservation Area
- Offers potential to extend and remodel (subject to planning consent)
- Three reception rooms
- Large south facing garden
- Five bedrooms
- School catchment area for Moss Hey Primary School & Bramhall high School
- No onward chain
- Off road parking for several cars and detached garage
- freehold



### The Grounds & Gardens

A driveway to the front and side provides off road parking for several cars and extends down the side of the house and leads to a detached garage. In addition there is a well established front garden (with lawn and planted shrubs and border). To the rear of the property is a large, private and well established south facing garden (with lawn, planted shrubs and borders and patio).

### The Location

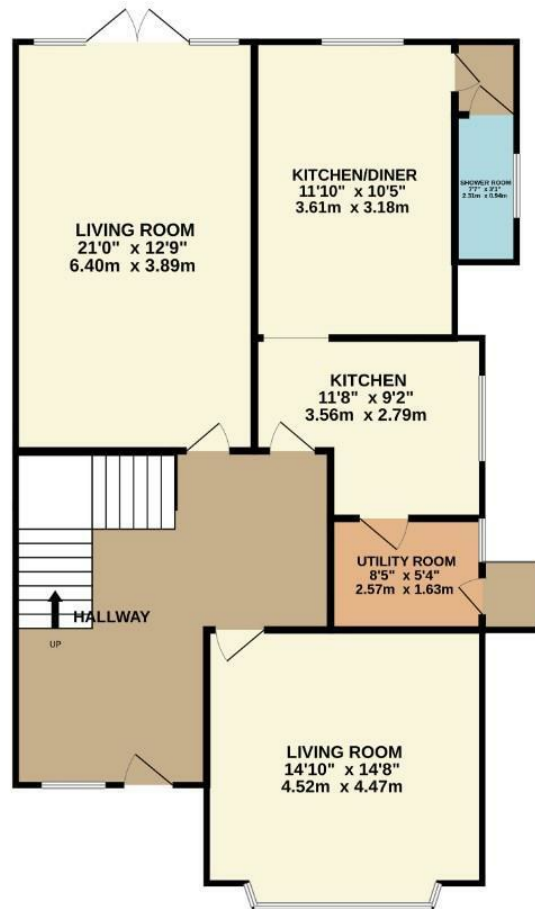
Bramhall is an attractive, leafy and affluent village with a population of around 25,500, situated 11 miles to the south of Manchester. A suburb that has emerged on a 'rich list' as 4th most expensive in house prices around Greater Manchester. Bramhall has a strong village community spirit (voted 'least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

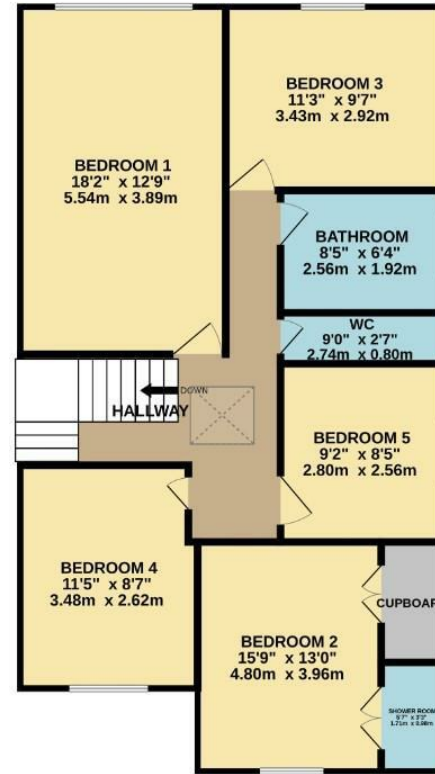
Heating - Gas central heating (radiators)  
 Mains - Gas, Electric, waters and drains  
 Property Construction- Brick built with tiled roof  
 Flood Risk -Very Low Risk (Surface water). Very Low Risk (sea and rivers)\*\*  
 Water Meter- Not Present at Property  
 Freehold  
 Broadband providers - Openreach- 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

<b>Postcode:</b>	<b>SK7 1HL</b>
<b>What 3 Words:</b>	<b>asleep.vets.shunts</b>
<b>Council Tax Band:</b>	<b>G</b>
<b>EPC Rating:</b>	<b>D</b>
<b>Tenure:</b>	<b>Freehold</b>

GROUND FLOOR  
1029 sq.ft. (95.6 sq.m.) approx.



1ST FLOOR  
820 sq.ft. (76.2 sq.m.) approx.



TOTAL FLOOR AREA: 1849 sq.ft. (171.8 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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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.