

32 Abingdon Road

Bramhall, Cheshire, SK7 3HA



*mosley jarman*



**32 Abingdon Road, Bramhall,  
Cheshire, SK7 3HA**

**£400,000**

**Video Tour Available-** A superbly presented and extended two bedroom semi-detached bungalow situated in a quiet residential location close to Bramhall Park and local amenities. The property benefits from UPVC double glazing, gas fired central heating (run by a combination boiler), off road parking, detached garage and a private South-East facing garden. The accommodation includes; a spacious entrance hallway (with fitted storage and loft access via a pull down ladder), extended dining kitchen (fitted with matching wall and base units, granite work tops, integrated and space for appliances and space for dining), living room (with gas fire and stylish surround), conservatory (with access to the rear garden), two bedrooms (master with fitted wardrobes) and a modern shower room (with tiles floor to ceiling, walk in shower, vanity sink unit, rain water shower head, heated towel rail and fitted storage).



- An superbly presented and extended semi-detached bungalow
- Modern open plan dining kitchen
- UPVC double glazing
- Private and enclosed South-East facing garden
- Walking distance of Bramhall Park and Bramall Park Golf Course
- Two bedrooms
- Two reception rooms
- Gas fired central heating
- Off road parking for several cars
- Detached garage



### 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.

### The Ground and Gardens

To the front of the property there is a large driveway which provides off road for several parking. To the rear of the property there is a private and enclosed South-East facing garden (with patio area, lawn, bushes and shrubs, borders and a detached garage with light and power with an electric roller door).

### Important Information

Mains - Gas, electric, water 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 Premise). 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 3HA**  
 What 3 Words: **bonds.sits.logo**  
 Council Tax Band: **D**  
 EPC Rating: **D**  
 Tenure: **Freehold**

GROUND FLOOR  
1193 sq.ft. (110.8 sq.m.) approx.



TOTAL FLOOR AREA: 1193 sq.ft. (110.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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