

# 8 Waterloo Road

Bramhall, Cheshire, SK7 2NX



*mosley jarman*





## 8 Waterloo Road, Bramhall, Cheshire, SK7 2NX

**£600,000**

A well-presented and re-modelled 1930's bay-fronted four bedroom, two bathroom detached family home situated on a private road in a highly sought-after location, it is within walking distance of Bramhall Park and The Ladybrook Valley and falls within the school catchment areas for Ladybrook Primary School and Bramhall High School. The home boasts UPVC double glazed windows and gas-fired central heating (powered by a combination boiler), offers off-road parking and a south-facing garden, ideal for outdoor activities and relaxation. Upon entering, you are welcomed by a spacious hall. The ground floor includes a convenient downstairs W.C./cloakroom and bespoke under stairs storage, study, sitting room with bay window, and a spacious living room with a cast iron fireplace set within a large inglenook, adding a touch of period charm. The dining kitchen has been modernized with a range of units, granite work surfaces, and integral appliances, making it perfect for both cooking and entertaining. The first floor landing benefits from loft access with pull down ladder, lights and power. The master bedroom includes an inglenook and a modern en-suite shower for added luxury. There are three further good-sized bedrooms, offering ample space for family members or guests, and a well-appointed main family bathroom serves these additional bedrooms.



- Re-modelled 1930's bay-fronted four bedroom family home
- Walking distance of Bramhall Park and The Ladybrook Valley
- Two reception rooms
- Two bathrooms (one ensuite)
- South facing garden
- School catchment area for Ladybrook Primary School
- Well presented throughout
- Separate study and down stairs ec
- Off road parking
- Leasehold- 999 year lease from 1937- Ground Rent £7 per annum





### The Grounds & Gardens

The house has a wide fronted plot with a large front garden and there is space to extend to the side. There is a driveway to the front and a south-facing landscaped garden to the rear with a large timber decking area, lawn and planted shrubs and borders.. Located within walking distance of Bramhall Park and The Ladybrook Valley, the property offers excellent outdoor recreational opportunities. Being within the catchment area for the well-regarded Ladybrook Primary School and Bramhall High School makes it an excellent choice for families with school-age children. This property combines period charm with modern conveniences, making it an ideal family home in a desirable location.

### 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-Not Present at Property  
 Leasehold- 999 year lease from 1937- Ground Rent £7 per annum  
 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\* (Outdoors). Limited coverage (Indoors).

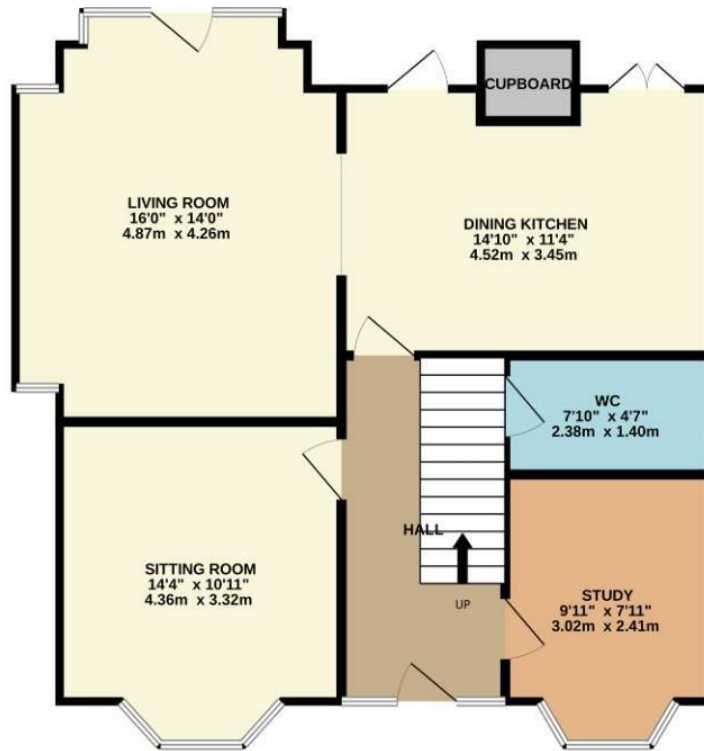
\* Information provided by Ofcom checker and isn't guaranteed. Mosley Jarman take no responsibility for inaccuracies and advise potential buyers to do their own checks before committing to purchase.

\*\* Information provided by GOV.UK

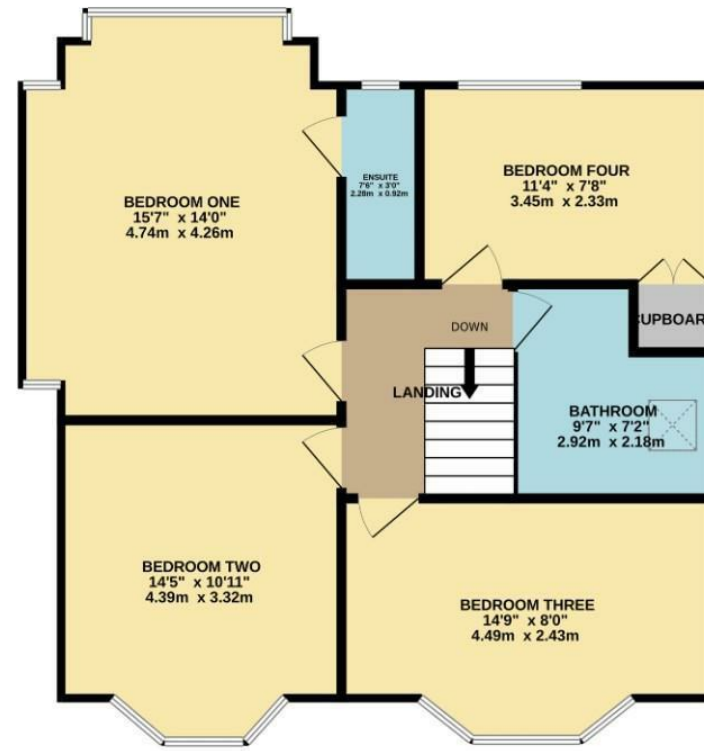
Postcode: **SK7 2NX**  
 What 3 Words: **soccer.grab.statue**  
 Council Tax Band: **E**  
 EPC Rating: **D TBC**  
 Tenure: **Leasehold**



GROUND FLOOR  
661 sq.ft. (61.4 sq.m.) approx.



1ST FLOOR  
657 sq.ft. (61.0 sq.m.) approx.



TOTAL FLOOR AREA : 1318 sq.ft. (122.5 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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