

43 Fir Road

Bramhall, Cheshire, SK7 2JJ



mosley jarman



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£550,000

Video Tour Available- A superbly presented and remodelled two double bedroom, two bathroom detached bungalow in a highly sought-after residential area close to Bramhall Park, local amenities, and Happy Valley. The property benefits from UPVC double glazing, gas fired central heating (run by a combination boiler), off-road parking, an attached garage and landscaped gardens. In addition, the property is being sold with no onward chain. The accommodation includes; entrance hallway with stairs to a loft room with Velux windows and a storage room. The master bedroom features a stylish ensuite shower room with a rainwater shower head, fully tiled walls and floor, and a heated towel rail. The second double bedroom is spacious and well-lit. The contemporary bathroom includes a matching three-piece suite with a freestanding bath, a wet room walk-in shower with a rainwater shower head, fully tiled walls and floor, and a heated towel rail. The stunning dual-aspect living kitchen is fitted with stylish matching wall and base units, integrated appliances including a wine fridge and dishwasher, a large island/breakfast bar with Quartz worktops, bi-fold doors opening onto the garden, hardwood flooring, and a spacious living/dining area.



- Remodelled two double bedroom detached bungalow
- Two bathrooms
- Close to Bramhall Park, local amenities and Ladybrook Valley
- Landscaped garden and attached garage
- Superbly presented throughout
- Loft room
- Stunning living kitchen
- No onward chain



The Grounds & Gardens

Externally, the front features a newly laid driveway providing off-road parking and leading to an attached garage with an up-and-over door, lighting, power, and plumbing for a washing machine. The rear boasts an attractive landscaped garden mainly laid to lawn, with a patio, remote-controlled mood lighting, and a raised seating area perfect for entertaining

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 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

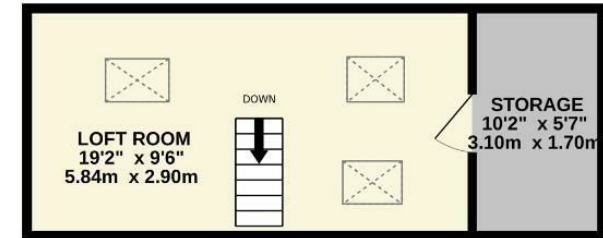
Heating - Gas central heating (radiators)
 Mains - Gas, Electric, waters and drains
 Property Construction- Brick built with tiled roof
 Flood Risk- Medium Risk (Surface water). Very Low Risk (sea and rivers)**
 Water Meter- Present at property.
 Freehold
 Broadband providers - Openreach- FTTP (Fibre 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*. Some limited indoor coverage
 * 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 2JJ**
 What 3 Words: **likely.sang.delay**
 Council Tax Band: **D**
 EPC Rating: **D**
 Tenure: **Freehold**

GROUND FLOOR
799 sq.ft. (74.2 sq.m.) approx.



1ST FLOOR
242 sq.ft. (22.4 sq.m.) approx.



TOTAL FLOOR AREA : 1040 sq.ft. (96.6 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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226 Moss Lane, Bramhall, Cheshire, SK7 1BD

Email: bramhall@mosleyjarman.co.uk

T: 0161 439 5658

www.mosleyjarman.co.uk

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