

# 76 Thornway

Bramhall, Cheshire, SK7 2AH



*mosley jarman*





## 76 Thornway, Bramhall, Cheshire, SK7 2AH

**£435,000**

A well-presented and extended three/ four-bedroom semi-detached family home situated in a popular residential location close to both Bramhall and Cheadle Hulme villages and within the school catchment area for Pownall Green Primary School and Bramhall High School. The property benefits from UPVC double glazing, gas-fired central heating (run by a Worcester combination boiler), off road parking and mature and well-established gardens. The accommodation includes; entrance porch, entrance hallway (with under-stairs storage), sitting room/ bedroom four, living room (with living flame gas fire and surround), dining kitchen (fitted with modern matching wall and base units, integrated appliances, dining area and opening to), conservatory (with views over and access to the garden) and utility room (with matching wall and base units, space for appliances and access to the garden). To the first floor is a landing (with loft access), three good-sized bedrooms (all with fitted wardrobes/ storage) and a modern shower room (with walk-in shower, modern sanitary ware and heated towel rail).



- Extended three/ four bedroom family home
- School catchment area for Pownall Green Primary School
- Spacious dining kitchen
- Utility room
- Well established garden
- Desirable residential location
- Well presented throughout
- Three reception rooms
- Off road parking
- Freehold





#### The Grounds & Gardens

To the front of the property is a driveway which provides off-road parking. To the rear of the house is a well-established garden (with lawn, patio, planted shrubs and borders and fruit trees and bushes).

#### 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.

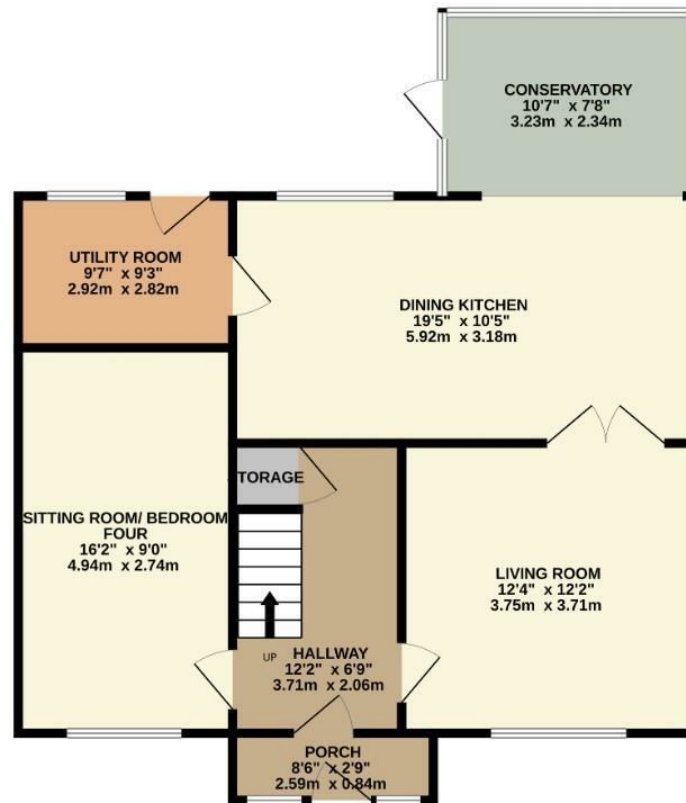
#### Important Information

Heating - Gas central heating (radiators)  
 Mains - Gas, Electric, waters and drains  
 Property Construction- Brick built with tiled roof  
 Flood Risk - Medium (Surface water), Very Low Risk (sea and rivers)\*\*  
 Water Meter- TBC  
 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

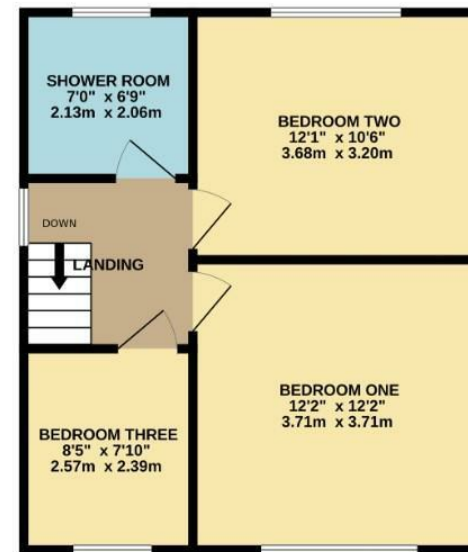
Postcode: **SK7 2AH**  
 What 3 Words: **hours.driven.flying**  
 Council Tax Band: **D**  
 EPC Rating: **D**  
 Tenure: **Freehold**



GROUND FLOOR  
746 sq.ft. (69.4 sq.m.) approx.



1ST FLOOR  
438 sq.ft. (40.7 sq.m.) approx.



TOTAL FLOOR AREA: 1184 sq.ft. (110.0 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.