

10 Elmsway  
Bramhall, Cheshire, SK7 2AE



*mosley jarman*





## 10 Elmsway, Bramhall, Cheshire, SK7 2AE

£860,000

Video Tour available- A beautifully presented, extended, and remodelled 1930s detached family home featuring four bedrooms and two bathrooms. Located in a highly sought-after residential area, this property is within walking distance of Bramhall Village, the train station, and falls within the school catchment area for Pownall Green Primary School and Bramhall High School. The home boasts UPVC/hardwood double glazing, gas-fired central heating, off-road parking, and well-established gardens. The accommodation includes an entrance porch, a hallway with understairs storage, a spacious living room with an inglenook, French doors opening to the garden, and a living flame gas fire with a surround. There is also a sitting room with a bay window, and a stunning living kitchen featuring contemporary bespoke handmade wall and base units, granite work surfaces, a large island/breakfast bar, a Belfast sink, and a spacious living/dining area with vaulted ceilings, Velux windows and bi-fold doors onto the garden. Additional features include a utility room, an elegant downstairs shower room, and a home office. On the first floor is a landing with loft access via a pull-down ladder. The loft is boarded with lights and power. There are four good-sized bedrooms (three doubles) and a refined family bathroom with a freestanding bath and a walk-in shower.



- Remodelled and extended four bedroom 1930's detached family home
- Beautifully presented throughout
- Highly sought-after residential area
- School catchment area for Pownall Green Primary School
- Two reception rooms
- Stunning living kitchen
- Utility room and home office
- Two bathrooms
- Off road parking
- Well established gardens





### The Grounds & Gardens

To the front of the property is a driveway providing off-road parking and a well-established garden with a lawn, planted shrubs, and borders. The rear of the house features a well-maintained garden with a raised composite decked terrace, lawn, patio, and more planted shrubs and borders.

### 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 - Low Risk (Surface water), Very Low Risk (sea and rivers)\*\*  
Water Meter-TBC  
Freehold- Perpetual yearly rent charge of £9  
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

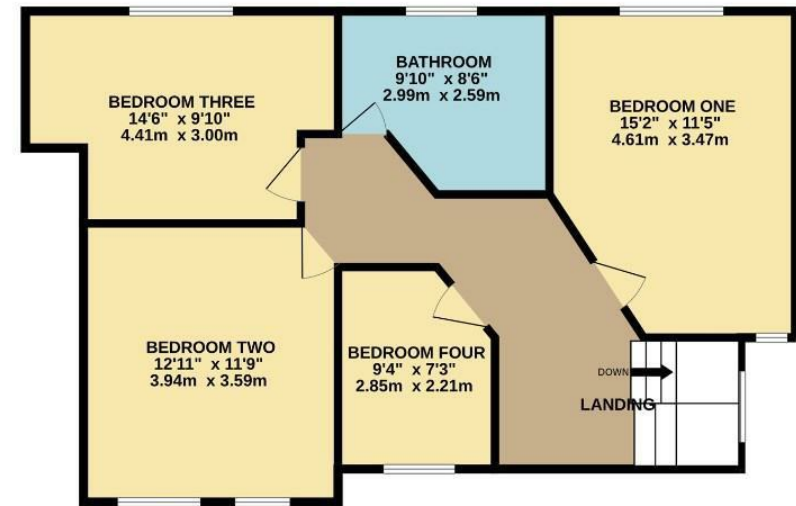
Postcode: **SK7 2AE**  
What 3 Words: **carry.funded.count**  
Council Tax Band: **F**  
EPC Rating: **D TBC**  
Tenure: **Freehold**



GROUND FLOOR  
1166 sq.ft. (108.3 sq.m.) approx.



1ST FLOOR  
720 sq.ft. (66.8 sq.m.) approx.



TOTAL FLOOR AREA : 1885 sq.ft. (175.2 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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