

28 Sunningdale Drive
Bramhall, Cheshire, SK7 2LJ



mosley jarman



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Offers Over: £390,000

Video Tour Available - A superbly presented and extended three bedroom semi-detached family home situated on the popular 'Dairyground' Estate in a sought after and convenient location close to Bramhall village, train station and within catchment area for Ladybrook 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 a private landscaped garden. The accommodation includes; entrance hallway (with wc), living room (with bay window and access to under stairs storage), stunning living kitchen (fitted with matching wall and base units, breakfast bar, Quartz worktops, integral appliances, sky lantern and space for entertaining with French doors leading to the rear garden). To the first floor there is a landing (with loft access via a pull down ladder - partly board), two double bedrooms, a further bedroom and a stylish bathroom (with chrome heated towel rail, vanity sink unit, bath and a separate shower with rain head).



- An extended semi-detached family home
- Superbly presented throughout
- UPVC double glazing
- Catchment for Ladybrook Primary School and Bramhall High School
- Private landscaped garden
- Three bedrooms
- Stunning living kitchen throughout
- Walking distance of Bramhall village
- Off road parking for several cars
- Downstairs wc



Grounds and Gardens

To the front of the property there is a front lawn, raised flower bed and a driveway providing off road parking for several cars which leads to the rear garden. To the rear of the house there is a private landscaped garden which benefits from composite decking, patio, raised boarders with bushes and shrubs and two garden sheds.

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.

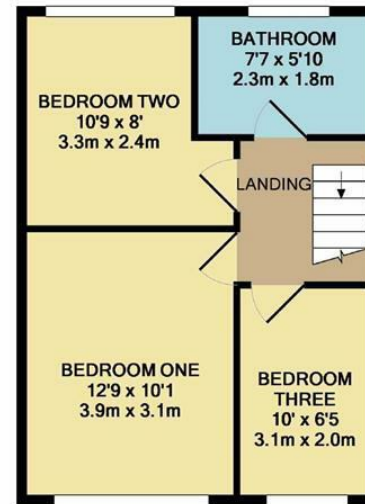
Important Information

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 - Present at Property.
 Freehold- subject to a perpetual yearly rent charge of £15
 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*.
 **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 2LJ**
 What 3 Words: **agent.track.faster**
 Council Tax Band: **C**
 EPC Rating: **D**
 Tenure: **Freehold**



GROUND FLOOR
APPROX. FLOOR
AREA 554 SQ.FT.
(51.5 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 376 SQ.FT.
(34.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 930 SQ.FT. (86.4 SQ.M.)

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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