

55 Linney Road
Bramhall, Cheshire, SK7 3LL



mosley jarman



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£500,000

Video Tour available- An extremely well-presented and extended three-bedroom detached family home situated in a quiet cul-de-sac location close to Bramhall Park, The Ladybrook Valley and within the school catchment for Nevill Road Primary School and Bramhall High School. The property benefits from UPVC double-glazing, off-road parking, an integral garage, a west facing garden and is warmed by gas-fired central heating and underfloor heating. The accommodation includes; an entrance hallway, downstairs wc, living room and a stunning living kitchen (fitted with contemporary matching wall and base units, stone work surfaces, integrated appliances, large island/breakfast bar, roof lantern, living and dining areas and bi-fold doors onto the garden and access to an integral garage). To the first floor is a landing, three good-sized bedrooms (one with lost access with a pull-down ladder) and a modern family bathroom (with matching three-piece suite and heated towel rail).



- Three bedroom detached family home
- Close to Bramhall Park
- Extremely well presented throughout
- Off road parking
- West facing garden
- Cul de sac location
- School catchment area for Nevill Road Primary School
- Superb living kitchen
- Integral garage



The Grounds & Gardens

To the front of the property is a garden (which is mainly laid to lawn) and a driveway (which provides off-road parking for several cars) with access to the integral garage (with up and over door, lights and power and rear access to the garden). To the rear of the house is a West facing garden (with lawn, planted shrubs and borders, patio and decked terrace).

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 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 (seas 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 3LL**

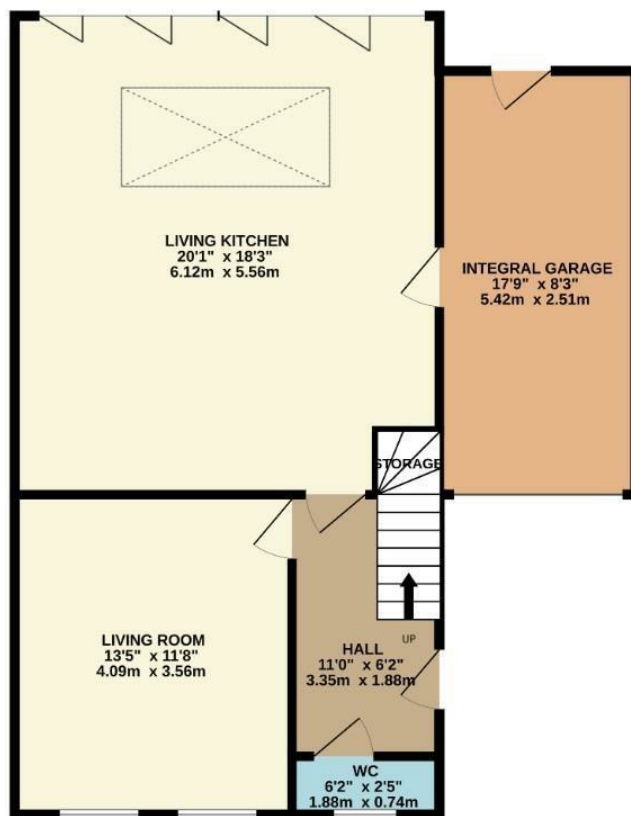
What 3 Words: **odds.rent.tools**

Council Tax Band: **D**

EPC Rating: **TBC**

Tenure: **Freehold**

GROUND FLOOR
742 sq.ft. (69.0 sq.m.) approx.



1ST FLOOR
421 sq.ft. (39.1 sq.m.) approx.



TOTAL FLOOR AREA : 1164 sq.ft. (108.1 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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