

5 Gawsworth Close
Bramhall, Cheshire, SK7 2BB



mosley jarman



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£375,000

A superbly presented and extended three-bedroom mid mews family home located within a quiet cul-de-sac in a central Bramhall location within a short walk of the village, train station, Lumb Lane Recreational Ground and within the School catchment area for Pownall Green primary School and Bramhall high School. The property has recently undertaken a project of refurbishment and benefits from off road parking, solar panels, UPVC double glazing and gas fired central heating (run by a combination boiler). The accommodation includes; hall (with understairs storage and wc), extended living/dining room (with feature fireplace), garden room (with atrium style roof, views over and access to the garden), modern re-fitted kitchen (with matching wall and base units, quartz work surfaces and a range of Zanussi integrated appliances) and a utility room (with space for washer/dryer). To the first floor there is a spacious landing (with loft access and pull down ladder), three bedrooms (two doubles) and a contemporary bathroom (with walk in shower, rainwater shower head, heated towel rail and storage).



- A superbly presented and extended family home
- Well presented throughout
- UPVC double glazing
- Solar panels
- School catchment area for Pownall Green primary School
- Three bedrooms
- Gas fired central heating throughout
- Off road parking
- Cul-de-sac location
- Walking distance to Bramhall village School



The Grounds & Gardens

To the front of the property there is off road parking for up to three cars. To the rear of the house is a landscaped garden (with patio area, lawn, planted shrubs and borders and garden shed with light and power).

The Location

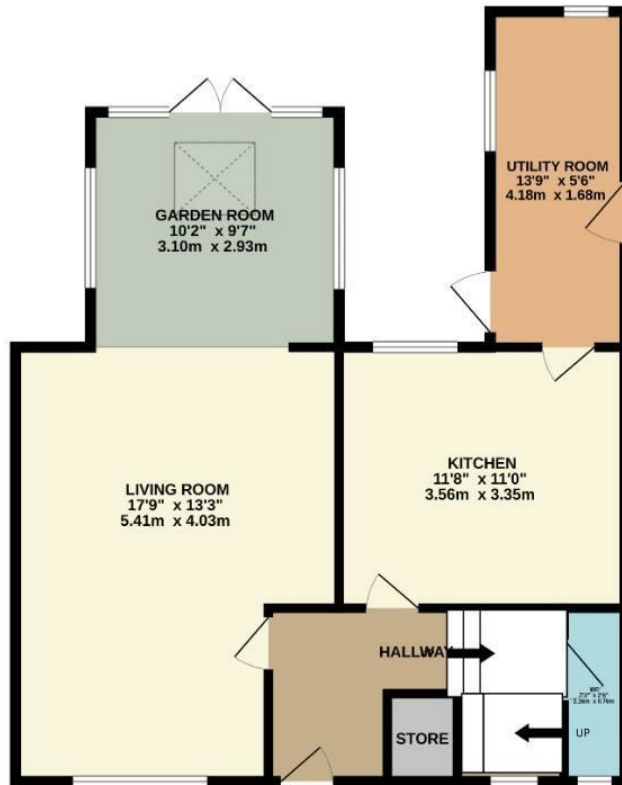
Bramhall is an attractive, leafy and affluent village, situated 11 miles to the south of Manchester. A suburb that has emerged on a 'rich list' as 4th most expensive in house prices around Greater Manchester. Bramhall has a strong village community spirit (voted 'least lonely' and the 'friendliest' place to live in Britain). 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 its 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. 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-TBC
 Freehold
 Broadband providers - Openreach- FTTC (Fibre to the Cabinet). 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 2BB**
 What 3 Words: **shared.grabs.loft**
 Council Tax Band: **A**
 EPC Rating: **C**
 Tenure: **Freehold**

GROUND FLOOR
615 sq.ft. (57.1 sq.m.) approx.



1ST FLOOR
442 sq.ft. (41.1 sq.m.) approx.



TOTAL FLOOR AREA : 1057 sq.ft. (98.2 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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