

63 Seal Road

Bramhall, Cheshire, SK7 2LB



mosley jarman



**63 Seal Road, Bramhall, Cheshire,
SK7 2LB**

£315,000

A well appointed three bedroom semi-detached home which forms part of the popular 'Dairyground Estate' which is conveniently located within walking distance of the village, train station and within the catchment for Ladybrook Primary School and Bramhall High School. The property benefits from UPVC double glazing, gas fired central heating, off road parking and a detached garage. The accommodation includes; porch, entrance hallway (with storage), living room (with gas fire and marble surround), dining room (with sliding doors to a conservatory) and a galley kitchen (fitted with matching wall and base units, fitted and space for appliances and access to the rear garden). To the first floor there is a landing which provides access to three bedrooms (two double with fitted wardrobes) and a family bathroom. NO CHAIN.



- A three bedroom semi-detached family home
- UPVC double glazing
- Enclosed and private rear garden
- Close to local shops and Bramhall train station
- The property is in need of modernizing
- Gas fired central heating
- Off road parking
- School catchment for Ladybrook Primary School and Bramhall High School
- Detached garage
- No onwards chain



The Grounds and Gardens

To the front of the property there is a front lawn and a driveway providing off road parking for several cars. To the rear of the property there is a private and enclosed garden (with patio area, lawn, bushes and shrubs and a detached garage).

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 - Medium (Surface water). Very Low Risk (sea and rivers)**
 Water Meter- No
 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*.
 **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 2LB
What 3 Words:	merit.quiz.toast
Council Tax Band:	C
EPC Rating:	D
Tenure:	tbc
	Freehold

GROUND FLOOR
601 sq.ft. (55.8 sq.m.) approx.



1ST FLOOR
415 sq.ft. (38.5 sq.m.) approx.



TOTAL FLOOR AREA : 1015 sq.ft. (94.3 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.
Made with Metrepack 02024

226 Moss Lane, Bramhall, Cheshire, SK7 1BD

Email: bramhall@mosleyjarman.co.uk

T: 0161 439 5658

www.mosleyjarman.co.uk

mosley jarman

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.