

10 Linden Grove

Bramhall, Cheshire, SK7 1HT



mosley jarman



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Offers Over £400,000

A well-appointed three bedroom Neo-Georgian semi-detached property situated in a sought after location close to Syddal Green and being conveniently located within a short walk of Bramhall village, Train Station and close to excellent Primary Schools. The property benefits from UPVC double glazing, off road parking, cul-de-sac location and offers fantastic potential to modernise and extend (subject to planning permission). In addition, the property is offer for sale with no onwads chain. The accommodation includes; entrance hallway (with stairs to the first floor), living room (with bay window), dining room and a fitted kitchen (with matching wall and base units and space for appliances). To the first floor there is a landing providing access to three bedrooms, a family bathroom and a separate wc.



- A well-appointed semi-detached family home
- UPVC double glazing
- Cul de sac location
- Garage
- Off road parking
- Three bedrooms
- Situated on a large plot
- Close to Bramhall village
- School catchment for Moss Hey Primary School
- No onwads chain



The Grounds and Gardens

To the front of the property there is a driveway providing off road parking for several cars and a front lawn. To the rear of the house there is a large garden (with patio, lawn, bushes and shrubs) and offers fantastic potential to extend (subject to planning).

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

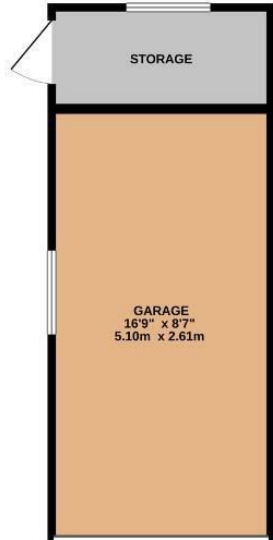
Tennis Club and Stockport Hockey Club and keep fit at Total Fitness or David Lloyd. Manchester International Airport is just 6 miles away, Bramhall Railway Station is on the main line from Manchester to London via Macclesfield and Stoke on Trent, with local trains bound for Manchester Piccadilly also 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

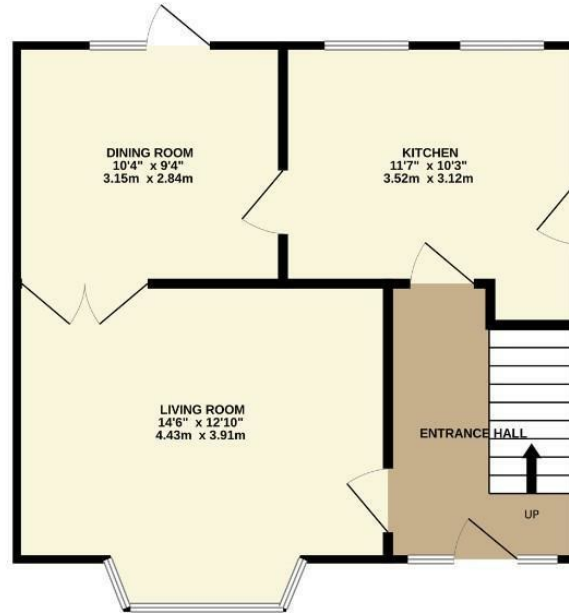
Heating - Gas central heating (radiators)
 Mains - Gas, Electric, waters and drains
 Property Construction- Brick built with tiled roof
 Flood Risk - Medium (Surface water), Medium (sea and rivers)**
 Water Meter - Yes
 Freehold subject to a perpetual yearly rent charge of £10
 Broadband providers - 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 EE.
 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 1HT**
 What 3 Words: **seats.trends.bound**
 Council Tax Band: **D**
 EPC Rating: **E**
 Tenure: **Freehold**

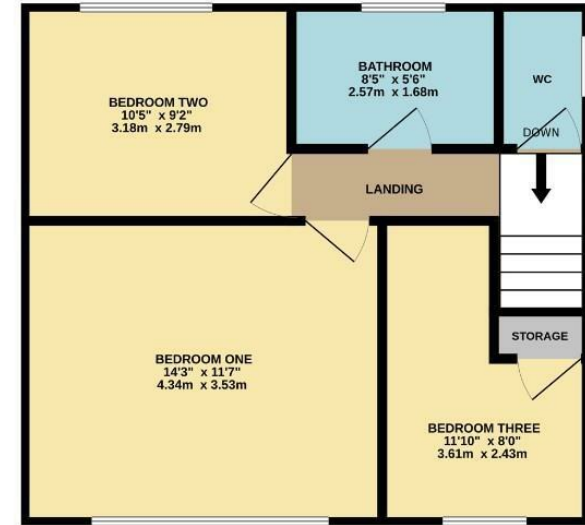
GARAGE
178 sq.ft. (16.5 sq.m.) approx.



GROUND FLOOR
455 sq.ft. (42.2 sq.m.) approx.



1ST FLOOR
442 sq.ft. (41.0 sq.m.) approx.



TOTAL FLOOR AREA : 1074 sq.ft. (99.8 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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