

21 South Parade
Bramhall, Cheshire, SK7 3BH



mosley jarman



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£600,000

Video Tour available- An immaculately presented four-bedroom two bathroom (one en-suite) detached family home which is situated in a quiet residential location off Broadway which is within a short walk of Bramhall Park and The Ladybrook Valley. The house is in the school catchment area for Nevill Road Primary School and Bramhall High School and benefits from hardwood double-glazed windows/doors and gas fired central heating (run by a Vaillant combination boiler). The accommodation includes a spacious hall (with downstairs storage cupboard), downstairs w.c, living room (with a square bay window with plantation style blinds/shutters, coving and an attractive limestone fireplace with an inset living flame gas fire), sitting/dining room (with coving and sliding patio door opening to the rear garden), dining kitchen (with Amtico flooring, half wood panelled walls and re-fitted with modern units, Corian work surfaces and integrated Miele and Neff appliances that include an electric pyrolytic combination oven, single pyrolytic oven, five ring halogen hob, dishwasher and a fridge freezer) and an integral garage (which has been partly converted into a utility room with modern fitted units, space for appliances, sink with hot and cold water and there are two radiators). To the first floor is a spacious landing (with loft access), principal bedroom with fitted wardrobes and a re-fitted en-suite bathroom (with modern white suite with glazed shower screen shower fittings over the bath, ladder radiator, extractor fan and shaver point). There are three further bedrooms (one with fitted wardrobes, one with a fitted storage cupboard and another with a fitted linen cupboard) and a re-fitted main bathroom (with modern white sanitary ware with glazed shower screen and Mira thermostatic shower fittings over. Ladder radiator, extractor, and electric shaver point).



- An immaculately presented four-bedroom detached family home
- School catchment area for Nevill Road Primary School
- Two reception rooms
- Off road parking
- Well established gardens
- Situated in a quiet residential location off Broadway
- Modern dining kitchen
- Two bathroom (one en-suite) and down stairs wc
- Integral garage
- Freehold



The Grounds & Gardens

A block paved driveway to the front provides off road parking and leads to an integral garage (with electric up and over door). There is a well-established garden to the rear.

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

Mains - Gas, electric, water 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- 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 & Three*

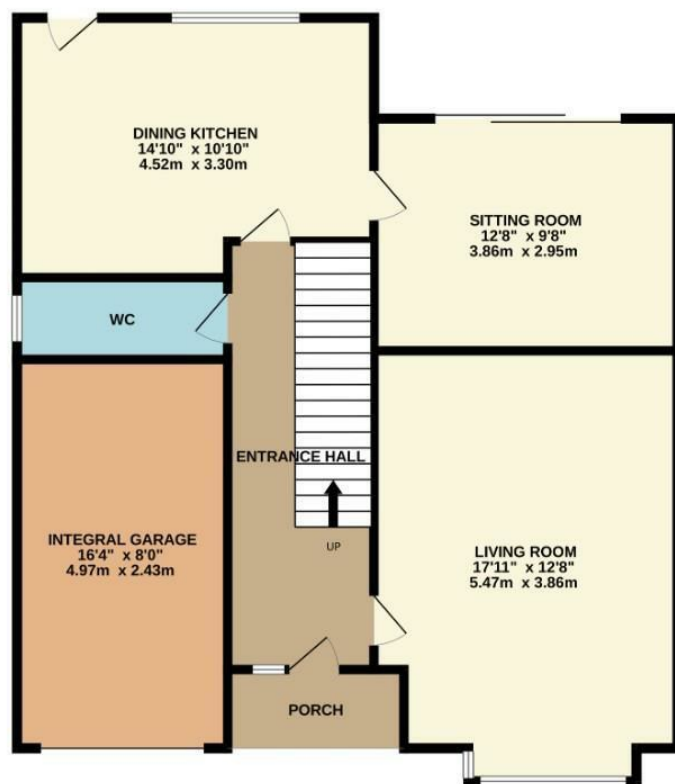
Mobile providers- Mobile coverage at the property available with all main providers*. (Some limited indoor coverage).

* 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.

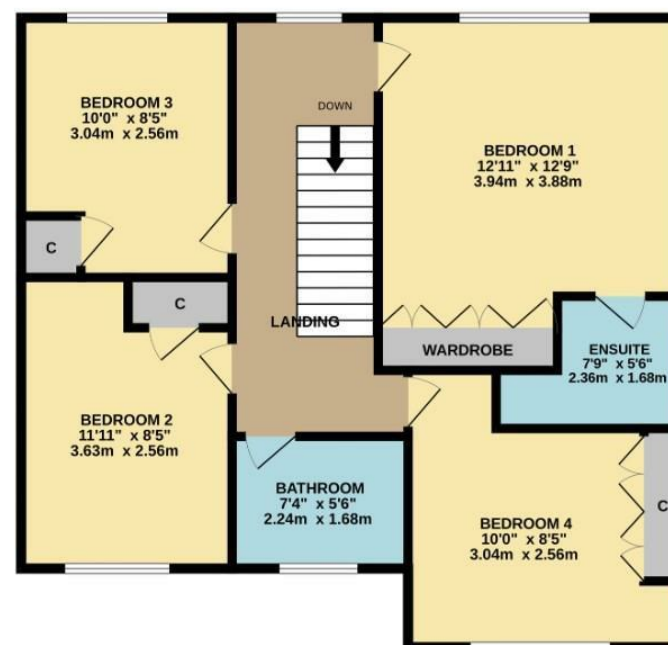
** Information provided by GOV.UK

Postcode:	SK7 3BH
What 3 Words:	spoke.blues.began
Council Tax Band:	F
EPC Rating:	C
Tenure:	Freehold

GROUND FLOOR
796 sq.ft. (73.9 sq.m.) approx.



1ST FLOOR
670 sq.ft. (62.3 sq.m.) approx.



TOTAL FLOOR AREA : 1466 sq.ft. (136.2 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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