

51 Ogden Road

Bramhall, Cheshire, SK7 1HL



mosley jarman



**51 Ogden Road, Bramhall,
Cheshire, SK7 1HL**

Offers Over £900,000

Video Tour available- An attractive, remodelled and extended four double bedroom, two bathroom Edwardian semi-detached family home situated within the sought after 'Syddal Conservation' area within a short walk of the village, train station and within the school catchment area for Moss Hey Primary School and Bramhall High School. The property is extremely well presented throughout, warmed by gas fired central heating and retains a host original features and charm (including; high ceilings, leaded windows, stripped wood flooring, picture rails and cast-iron radiators). The accommodation includes; entrance hallway (with under stairs storage and down stairs WC), dual aspect sitting room (with open fire), living room (with multi fuel burner, exposed brick work and fitted storage), extended living kitchen (fitted with modern high gloss units, Butchers Block work surfaces, island/breakfast bar, large living/ dining area, Velux windows and Bi-fold doors onto the garden), pantry and utility room. To the first floor is a landing, three double bedrooms (two with fitted wardrobes) and a family bathroom (fitted with modern sanitary ware, fully tiled walls and floor, heated towel rail and separate walk in shower). In addition there is a study area (originally the fourth bedroom) with stairs to the second floor where there is an additional fourth double bedroom and ensuite shower room.



- Remodelled and extended four double bedroom, two bathroom Edwardian family home
- Situated within the sought after 'Syddal Conservation'
- Retains a host original features and charm
- Two reception rooms
- Off road parking and detached garage
- Extremely well presented throughout
- School catchment area for Moss Hey Primary School
- Extended living kitchen
- Utility room and down stairs wc
- Large South facing garden



The Grounds & Gardens

To the front of the property is a well-established front garden (which is mainly laid to lawn) and a long driveway (which provides off road parking for several cars) leading to a detached garage (with up and over door and lights and power). To the rear of the house is a large and private South facing garden (which is mainly laid to lawn with planted shrubs and borders, paved patio and decked timber 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 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- 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 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 1HL**

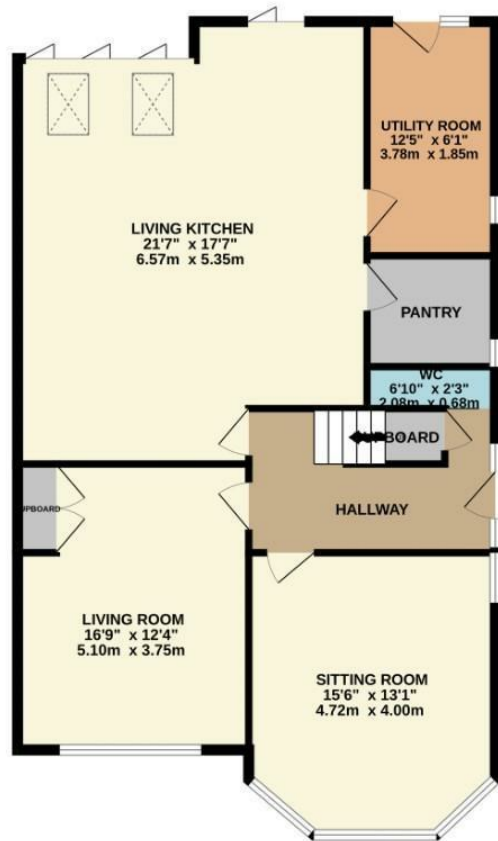
What 3 Words: **status.evenly.owners**

Council Tax Band: **G**

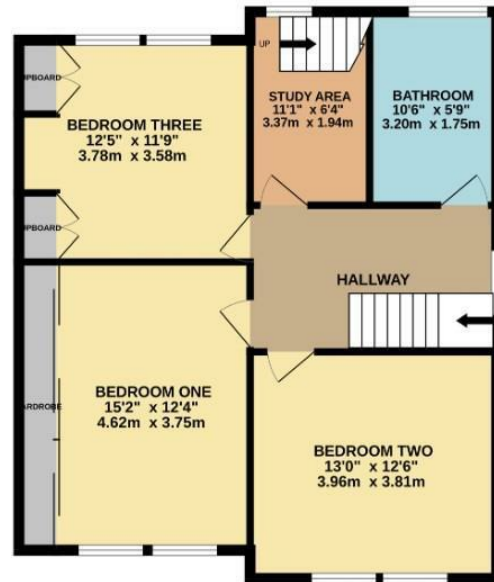
EPC Rating: **D**

Tenure: **Freehold**

GROUND FLOOR
1017 sq.ft. (94.5 sq.m.) approx.



1ST FLOOR
730 sq.ft. (67.8 sq.m.) approx.



2ND FLOOR
282 sq.ft. (26.2 sq.m.) approx.



TOTAL FLOOR AREA : 2030 sq.ft. (188.6 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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