



16 Canberra Road

Bramhall, Cheshire, SK7 1LG

*mosley jarman*





## 16 Canberra Road, Bramhall, Cheshire, SK7 1LG

**£535,000**

A beautifully presented and extended four bedroom, two bathroom semi detached family home situated in an extremely popular residential location close to Bramhall train station, village and within the school catchment area for Queensgate Primary School and Bramhall High School. The property benefits from UPVC double glazing, gas fired central heating (run by a combination boiler), under floor heating (all of the downstairs and one bathroom), off road parking and a loft room. The accommodation includes; entrance hallway (with bespoke fitted under stairs storage), living room (with bay window and a media wall with storage), a stunning open plan living kitchen (fitted with modern matching wall and base units, NEFF appliances, large island with storage, granite work tops, bi-fold doors to the rear garden and underfloor heating), office and downstairs wc (with space for washer/dyer). To the first floor there is a landing which provides access to a master bedroom (with fitted wardrobes), three further bedrooms and two modern bathrooms (one with underfloor heating). To the second floor there is a loft room (with eave storage). NO CHAIN.



- An immaculately presented semi-detached family home
- Two bathrooms
- Underfloor heating (downstairs and one bathroom)
- School catchment area for Queensgate Primary School
- Private landscaped garden
- Four bedrooms and a loft room
- Modern dining kitchen
- Walking distance to Bramhall village and train station
- Garden room
- No Chain





#### The Grounds & Gardens

To the front of the property there is a driveway providing off road parking for two cars and a high hedge providing a good level of privacy. To the rear of the house there is a landscaped garden (with planted borders, lawn, patio area, garden shed and outbuilding with light and power).

#### 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- Yes

Leasehold - Term : 999 years from 15 May 1964 / Ground rent: £15

Planning Permission Approved 2015- Stockport Planning Portal ref. DC/058697

Broadband providers - Openreach- Full Fibre Broadband. 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 1LG**

What 3 Words: **deal.manage.punchy**

Council Tax Band: **C**

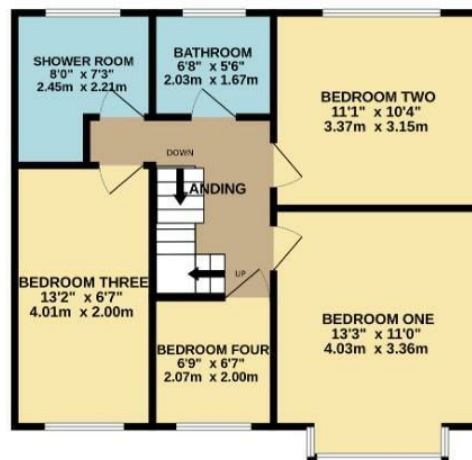
EPC Rating: **D Leasehold**

Tenure:

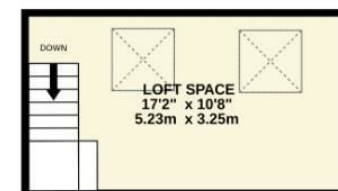
GROUND FLOOR  
799 sq.ft. (74.2 sq.m.) approx.



1ST FLOOR  
551 sq.ft. (51.2 sq.m.) approx.



2ND FLOOR  
165 sq.ft. (15.3 sq.m.) approx.



TOTAL FLOOR AREA : 1515 sq.ft. (140.8 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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