

5 Handley Road
Bramhall, Cheshire, SK7 3EX



mosley jarman



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£525,000

An extremely well presented and extended three double bedroom, Edwardian semi-detached family home situated in a popular residential location close to Bramhall Park and within the catchment area for Nevill Road Primary School and Bramhall High School. The property has recently undergone a program of re-furnishment and has been finished to an exceptionally high standard. The property benefits from UPVC double glazing, gas fired central heating (run by a combination boiler), Amtico flooring, off road parking and a South West facing garden. The accommodation includes; entrance hallway, stylish kitchen (fitted with matching wall and base units, breakfast bar, integrated appliances and quartz worktops), family room (with bi-fold doors leading to the rear garden and sky lantern) and a living room (with bay window). To the first floor is a landing (with loft access), three double bedrooms (two with fitted wardrobes), a modern bathroom (with shower over bath, vanity sink unit and a heated towel rail) and a separate wc.

- An extremely well presented semi-detached family home
- Three bedrooms
- Stunning dining kitchen
- Popular residential location
- UPVC double glazing and gas fired central heating
- Two spacious reception rooms
- School catchment area for Nevill Road Primary School
- Downstairs w/c
- Within walking distance of Bramhall Park and train station
- South west facing garden





The Grounds & Gardens

To the front of the property there is a driveway providing off road parking for several cars and a high hedge providing a good level of privacy. To the rear of the house there is a garden (which is mainly laid to lawn, patio area, garden room and a sitting area which enjoys a South East aspect).

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

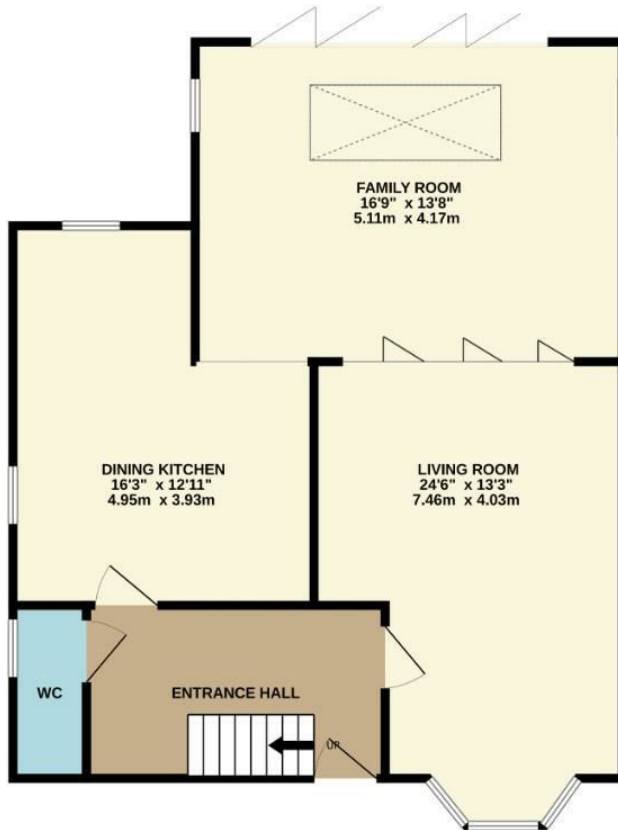
Park Golf Club, Bramhall Golf Club, Bramhall Lane Lawn Tennis Club, Bramhall Park Lawn Tennis Club and Stockport Hockey Club and keep fit at Total Fitness or David Lloyd. Manchester International Airport is just 6 miles away, Bramhall Railway Station is on the main line from Manchester to London via 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

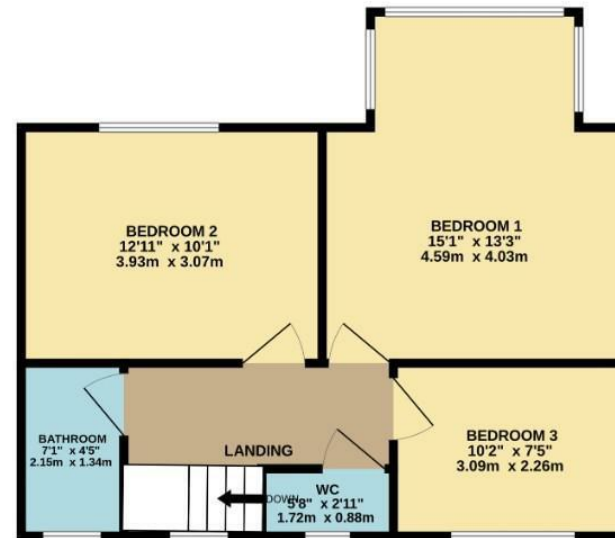
Mains - Gas, electric, water and drains
 Property Construction- Brick built with tiled roof
 Flood Risk - Low Risk (Surface water), Very Low Risk (sea and rivers)**
 Water Meter- Yes
 Freehold
 Broadband providers - Openreach- Full Fibre Broadband. You may also be able to obtain broadband service from 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 3EX**
 What 3 Words: **rock.mixer.spicy**
 Council Tax Band: **D**
 EPC Rating: **C TBC**
 Tenure: **Freehold**

GROUND FLOOR
773 sq.ft. (71.8 sq.m.) approx.



1ST FLOOR
502 sq.ft. (46.6 sq.m.) approx.



TOTAL FLOOR AREA : 1275 sq.ft. (118.4 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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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.