

11 South Parade

Bramhall, Cheshire, SK7 3BH



FOR SALE
M
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BRAMHALL
0161 439 5658
www.mosleyjarman.co.uk

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**11 South Parade, Bramhall,
Cheshire, SK7 3BH**

Offers Over £575,000

A well-presented, extended and remodelled four double bedroom, two bathroom semi-detached family home situated in an extremely popular residential location close to Bramhall Park and within the school catchment area for Nevill Road Primary School and Bramhall High School. The property benefits from UPVC double glazing, gas-fired central heating (run by a combination boiler), off-road parking, integral garage and landscaped rear garden. The accommodation includes; storm porch, entrance hallway (with under stairs storage), living room (with an opening to), dining room (with sliding doors onto the garden), breakfast kitchen (fitted with matching wall and base units and space for appliances), access to integral garage, utility room and down stairs wc. To the first floor is a landing, four double bedrooms (the master benefitting from a contemporary ensuite shower room) and a modern family bathroom.



- Extended Four bedroom family home
- Close to Bramhall Park
- Two reception rooms
- Two bathrooms (one ensuite)
- Integral garage
- School catchment area for Nevill Road Primary School
- Well presented throughout
- Utility room and down stairs wc
- Off road parking
- Landscaped garden



The Grounds & gardens

To the front of the property is a driveway that provides off road parking and access to an integral garage (with lights, power and up and over door) and a garden (with lawn and planted shrubs and borders). To the rear of the house is a landscaped garden (with a composite decked terrace, Indian stone patio and artificial lawn).

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 - Very Low Risk (Surface water), Very Low Risk (sea and rivers)**

Water Meter-Present at Property.

Leasehold- 999 years from 1958. annual Ground Rent £7.10

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 Virgin, Media, 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**

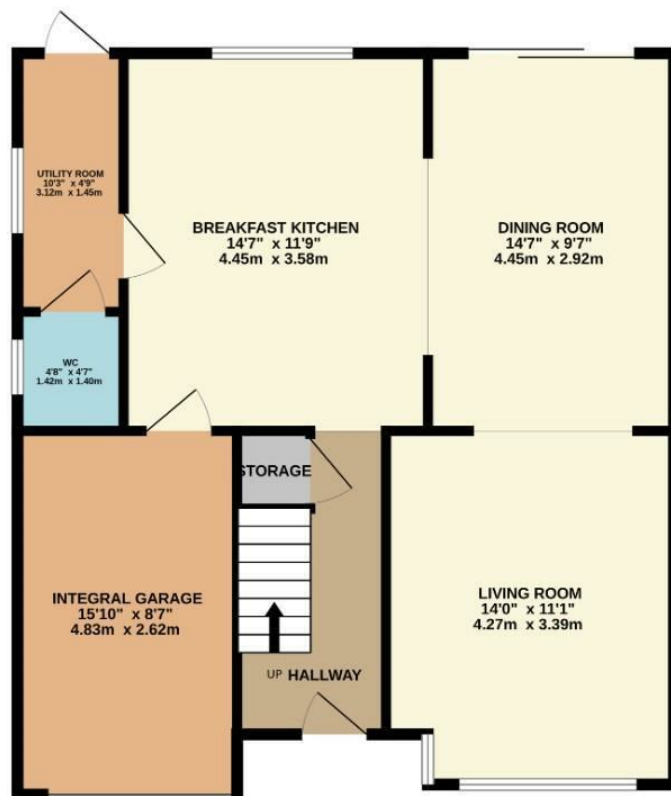
What 3 Words: **topic.leaps.claim**

Council Tax Band: **D**

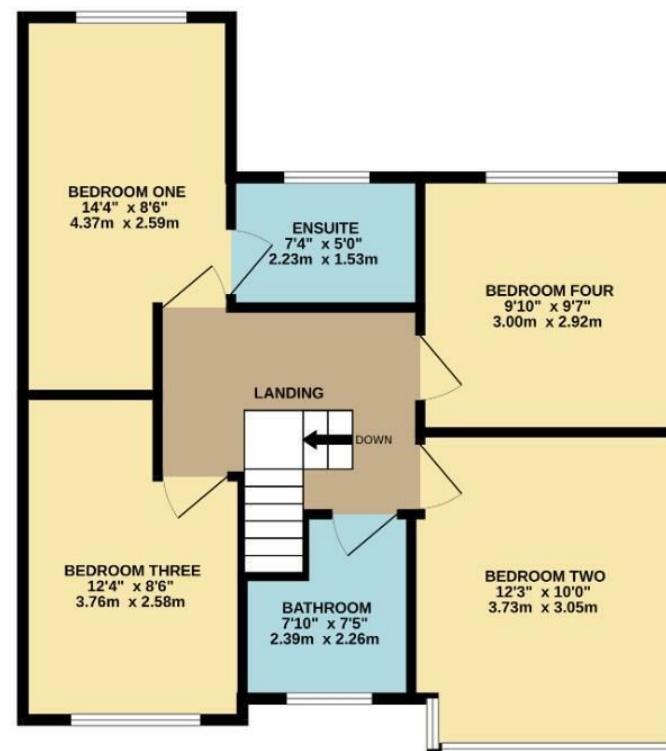
EPC Rating: **C**

Tenure: **Leasehold**

GROUND FLOOR
705 sq.ft. (65.5 sq.m.) approx.



1ST FLOOR
585 sq.ft. (54.3 sq.m.) approx.



TOTAL FLOOR AREA : 1289 sq.ft. (119.8 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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