

17 Ridge Park

Bramhall, Cheshire, SK7 2BJ



mosley jarman





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£1,200,000

An attractive, extended, and remodelled five-bedroom detached family home, situated in a highly sought-after, quiet cul-de-sac location. This property is ideally positioned within a short walk of the village, train station, and is within the school catchment area of the highly regarded Pownall Green Primary School. The spacious and versatile accommodation comprises of an enclosed porch, welcoming entrance hall with understairs storage, cloakroom, a bright dining room with a bay window, living room, and a large family room with three Velux roof windows and French doors opening onto the garden. The ground floor also includes a gym with Velux roof windows and French doors to the garden, a stylish bespoke Shaker-style dining kitchen with Quartz worktops, a peninsula with space for bar stools, and integrated Neff appliances (including two electric ovens, a six-ring gas hob, extractor, and dishwasher), plus space for an American-style fridge freezer. There is a utility room and a downstairs W.C. The first floor offers a spacious landing with loft access and a double linen/airing cupboard. The main bedroom suite includes fitted slide robes and a luxury en-suite with twin wash basins, a large shower enclosure, and modern white sanitary ware. Four further bedrooms, three of which are doubles (two with fitted slide robes), and a contemporary family bathroom with a bath and separate shower enclosure complete this floor. Additional features include double glazing, gas-fired central heating, and a security alarm system. This stunning family home offers the perfect blend of modern living, luxury, and practicality, all within a peaceful and convenient location.



- Attractive, extended and re-modelled detached family home
- Close to the village and train station
- Five bedrooms and two bathrooms
- Dining kitchen
- Impressive plot with south facing private garden to the rear
- Sought after, quiet, cul-de-sac location
- School catchment area for Pownall Green Primary School
- Three reception rooms
- Gym
- Driveway and integral garage





The Grounds & Gardens

Set on an impressive plot, the property boasts beautifully maintained lawned gardens to the front and rear. The private, south-facing rear garden is perfect for outdoor living, featuring a large, paved patio area. To the front, a driveway provides off-road parking and leads to an integral garage.

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-TBC

Planning Permission Approved 2015- Stockport Planning Portal Ref. No: DC/060432

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 2BJ**

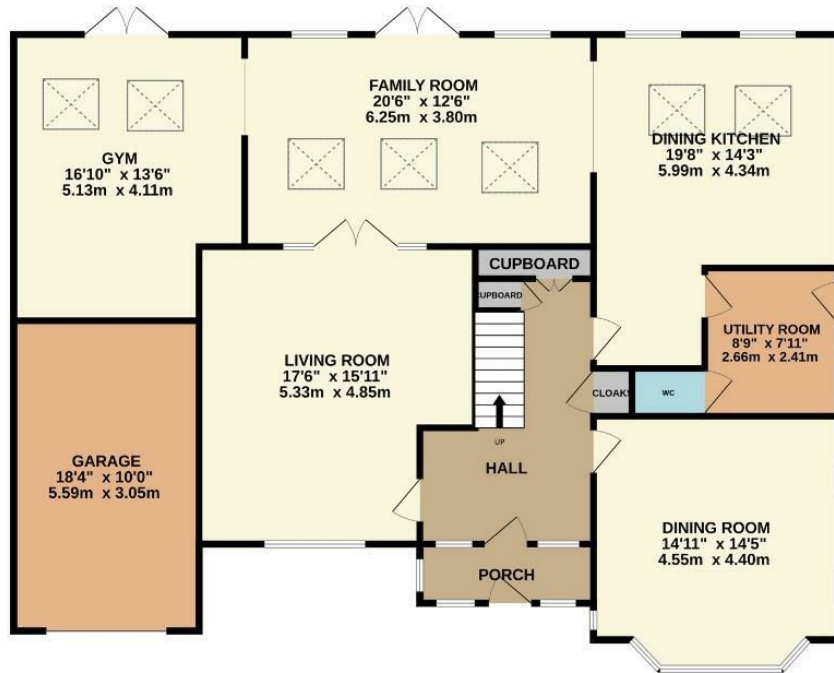
What 3 Words: **chain.king.code**

Council Tax Band: **G**

EPC Rating: **C**

Tenure: **Freehold**

GROUND FLOOR
1641 sq.ft. (152.5 sq.m.) approx.



1ST FLOOR
1231 sq.ft. (114.4 sq.m.) approx.



TOTAL FLOOR AREA : 2872 sq.ft. (266.8 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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