

# 3 Weavers Lane

Bramhall, Cheshire, SK7 2DE



*mosley jarman*



## 3 Weavers Lane, Bramhall, Cheshire, SK7 2DE

### Guide Price £750,000

An immaculate three bedroom, two bathroom detached bungalow, which is only one of three properties on this very highly regarded private road, set off Kitts Moss Lane. Fabulous gardens surround the property on 3 sides offering lovely private outdoor spaces to enjoy. Offering flexible accommodation with four reception rooms in addition to a conservatory, as well as well-balanced 3 bedroom, 2 bathroom, living space with a short walk into the village and train station, this charming home must be viewed.

The accommodation comprises a large entrance hallway with double doors on both sides leading to the main reception spaces. The 19ft lounge has a feature fire place and attractive oak wood flooring and has glazed double doors leading through to the conservatory which enjoys lovely views over the private gardens. The dining room also features wooden flooring and gives access through to the kitchen/ diner. The kitchen area is fitted with a good range of Alno units and houses a full host of appliances as well as a built in breakfast bar. Beyond the kitchen is a family room / snug, perfect as a childrens reception space, whilst a separate study overlooks the rear garden.

The bedroom accommodation is positioned at the rear of the property, all enjoying lovely garden views and comprising three well proportioned bedrooms, serviced an by attractively appointed large family shower room and second slightly smaller shower room.

An integrated double garage has an electric roller door from the driveway, a side door leading to the rear garden and an internal door into the family room .

- Stunning detached bungalow
- Three bedrooms, two bathrooms
- Landscaped gardens and double garage
- Close to Bramhall village and train station
- Located on private road with only two other properties
- Four reception rooms and conservatory
- Immaculately appointed accommodation
- EPC rating: C



### Grounds and Gardens

The gardens are a particularly lovely feature, with landscaped, well tended borders full of choice shrubs and trees. An enclosed private patio style garden is positioned at the rear, whilst a large lawned garden and further patio area is situated at the side. A large hardstanding driveway provides ample off road parking and access to the garage.

### 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.

### Additional Information

Heating - Gas powered Central heating  
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  
Freehold  
Broadband providers - Openreach- FTTP (Fibre to 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 and outdoor 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 2DE
What 3 Words:	relax.pocket.rating
Council Tax Band:	G
EPC Rating:	C
Tenure:	Freehold

# GROUND FLOOR 1883 sq.ft. (174.9 sq.m.) approx.



TOTAL FLOOR AREA : 1883 sq.ft. (174.9 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.

Made with Metropix ©2025

226 Moss Lane, Bramhall, Cheshire, SK7 1BD

Email: [bramhall@mosleyjarman.co.uk](mailto:bramhall@mosleyjarman.co.uk)

T: 0161 439 5658

[www.mosleyjarman.co.uk](http://www.mosleyjarman.co.uk)

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.

*mosley jarman*