

8 Montreux Gardens

Bramhall, Cheshire, SK7 3EF



mosley jarman



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Offers Over £350,000

A beautifully presented and stylish three-bedroom, two-bathroom semi-detached family home is ideally situated in a popular residential area, just a short distance from Bramhall Park. It is also within the catchment area for the highly regarded Nevill Road Primary School and Bramhall High School, making it a perfect location for families. The property has been thoughtfully designed to provide a comfortable and modern living experience and boasts a range of desirable features, including UPVC double glazing, off-road parking, and gas-fired central heating. The landscaped garden offers a peaceful outdoor space, while the property itself is set within a quiet cul-de-sac, ensuring a tranquil atmosphere.

Upon entering, you are welcomed by an entrance hallway, which leads to a convenient downstairs WC. The generously sized living room is a key feature of the property, offering a bright and inviting space with stairs leading to the first floor, fitted storage options, and stylish wooden flooring. The modern dining kitchen is a standout space, featuring a range of sleek wall and base units with beautiful Quartz worktops. It is equipped with high-quality Neff appliances, making it a pleasure to cook and entertain. French doors open directly to the rear garden, offering seamless access to outdoor space and filling the room with natural light.

Upstairs, the landing provides access to three bedrooms. The master bedroom is particularly impressive, benefiting from a contemporary en-suite bathroom that features stylish modern sanitaryware and underfloor heating for added comfort. The two remaining bedrooms are both of a good size, providing ample space for family living or for use as home offices or guest rooms. A modern family bathroom, finished to a high standard, completes the accommodation, offering a stylish and functional space for the entire family.

- A WELL PRESENTED AND STYLISH FAMILY HOME
- TWO BATHROOMS (ONE EN-SUITE)
- CUL-DE-SAC LOCATION
- OFF ROAD PARKING
- VIEWS OVER DAVENPORT PLAYING FIELDS
- THREE BEDROOMS
- MODERN DINING KITCHEN WITH HIGH QUALITY APPLIANCES
- UPVC DOUBLE GLAZING
- PRIVATE LANDSCAPED GARDEN
- EPC - B



The Grounds and Gardens

At the front of the property, you'll find a block-paved driveway that provides off-road parking for two cars. To the rear of the house, there is a peaceful and private landscaped garden, predominantly laid to lawn, with a charming patio area, perfect for outdoor relaxation and entertaining.

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 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- Yes

Freehold

Broadband providers - Openreach- FTTC (Fibre to the Cabinet). 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*.

**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 3EF**

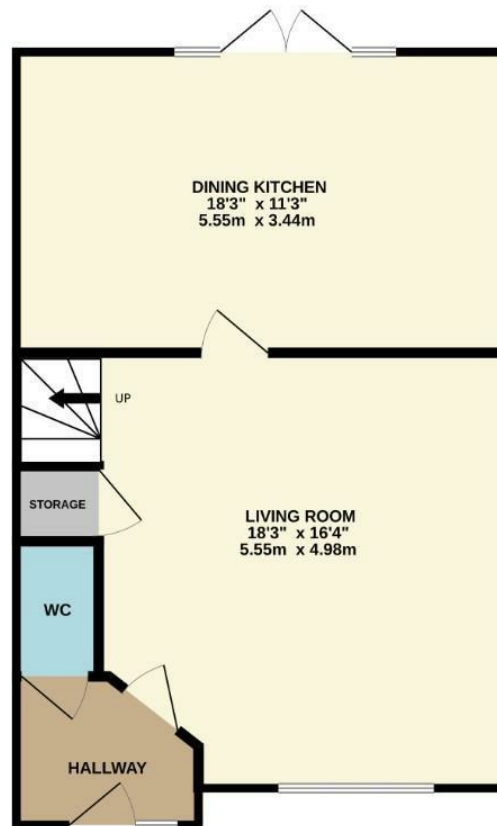
What 3 Words: **goods.lives.grow**

Council Tax Band: **D**

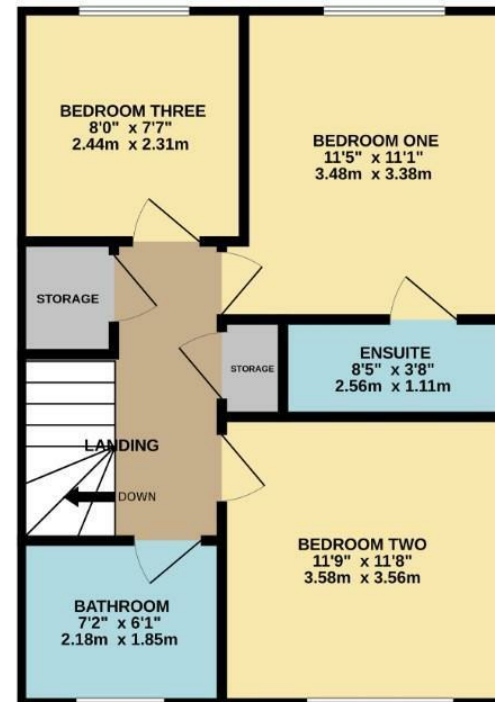
EPC Rating: **B**

Tenure: **Freehold**

GROUND FLOOR
512 sq.ft. (47.6 sq.m.) approx.



1ST FLOOR
472 sq.ft. (43.9 sq.m.) approx.



TOTAL FLOOR AREA : 985 sq.ft. (91.5 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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