

78 Linney Road
Bramhall, Cheshire, SK7 3LL



mosley jarman



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Cheshire, SK7 3LL**

Offers Over £600,000

An immaculately presented and particularly well maintained family home which enjoys a favoured end of cul de sac position, and is located close to Bramall Hall, Park and Gardens and an easy walk to Neville Road Primary school. Having been significantly extended to the front, side and rear, the spacious home offers well balanced accommodation, ample off road parking and an immaculate rear garden.

Comprising an entrance porch with downstairs WC to the side, leading through to the hallway which has internal access to the integrated garage, lounge and kitchen/ diner. Set at the rear overlooking the lovely gardens is the extended, open plan kitchen/ dining/ living space which spans the full width of the house and is flooded with natural light. The kitchen area houses a good range of units and a breakfast bar and houses an integrated Neff double oven, microwave, gas hob and filtered water tap, with space for a fridge, dishwasher and washing machine. 2 French windows give access to the gardens from each end of the extension. The 23ft through lounge has a bow window to the front and glazed sliding door opening to the extension at the rear.

On the first floor the very spacious landing could easily second as a study space, with doors leading to 4 generous double bedrooms and the family shower room. The principal bedroom enjoys an en-suite bathroom.

- IMMACUATELY MAINTAINED
- 4 DOUBLE BEDROOMS
- BEAUTIFUL REAR GARDEN
- SIGNIFICANTLY EXTENDED
- OPEN PLAN KITCHEN/ DINER
- CUL DE SAC LOCATION



Grounds and Gardens

To the front is a neat resin bound stone driveway giving ample off road parking and access to the integrated garage. The rear garden has resin bound stone patios and pathways, with a central lawn surrounded by well stocked beds and borders and a panel fence surround.

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 (seas and rivers)**

Water Meter-Present at Property

Freehold

Broadband providers - Openreach- Fibre to the cabinet. 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 3LL**

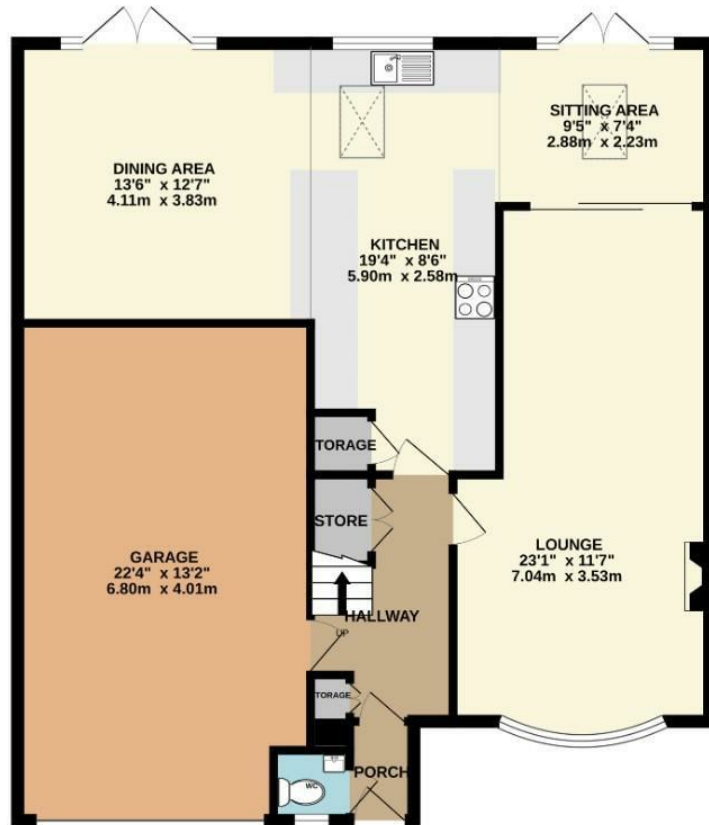
What 3 Words: **firmly.money.cooks**

Council Tax Band: **E**

EPC Rating: **Freehold**

Tenure:

GROUND FLOOR
1025 sq.ft. (95.3 sq.m.) approx.



1ST FLOOR
802 sq.ft. (74.5 sq.m.) approx.



TOTAL FLOOR AREA : 1827 sq.ft. (169.7 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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