

6 Roseway

Bramhall, Cheshire, SK7 3BQ



mosley jarman



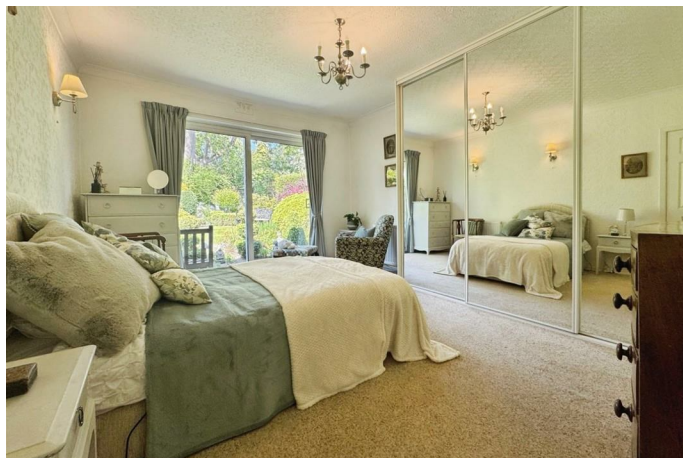
**6 Roseway, Bramhall, Cheshire,
SK7 3BQ**

Offers In Excess Of £600,000

An exceptional detached bungalow enjoying a peaceful cul de sac location and beautifully landscaped gardens in a very sought after Bramhall location, a short distance from Bramall Park and 'Broadway', this deceptively spacious bungalow offers beautifully balanced 2 bedroom, 2 reception accommodation whilst offering exciting potential to further develop if desired.

Accessed via the covered car port, the accommodation comprises a spacious L-shaped hallway, the bay fronted lounge with a feature fire place and large opening through to the dining space. The kitchen/ diner is a lovely size, fitted with a good range of floor and wall units and housing an integrated oven and induction hob, with space for a microwave, dishwasher and fridge freezer. A separate cupboard has plumbing and space for a washer and dryer. A door from the kitchen opens to the side.

The principal bedroom is a very generous size and enjoys fitted wardrobes and a large glazed sliding door opening directly into the lovely rear garden, whilst the second double bedroom also has built in wardrobes and overlooks the garden. The family bathroom, nicely appointed has both a walk in shower and separate bath.



- TRUE DETACHED BUNGALOW • CUL DE SAC LOCATION
- 2 DOUBLE BEDROOMS • KITCHEN/ DINER
- BEAUTIFUL, LANDSCAPED GARDENS • ATTACHED GARAGE
- DRIVEWAY WITH CAR PORT • CHAIN FREE SALE



Grounds and Gardens

To the front is a large driveway alongside a mature lawned garden, and a covered car port leading to the attached garage which has an electric up and over door and rear door to the garden. There is gated access down the sides to the rear. The spectacular rear garden is a real gem having been lovingly tended and improved over the years, and enjoys resin bound stone pathways, lawned sections, patio areas and beautifully stocked beds and borders. A charming 'garden house' gives a tranquil space to sit and enjoy the gardens, and has power and lighting.

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. Bramall Hall is the area's most famous landmark, one of England's greatest 14th century manors. Centre piece to Bramall Hall 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, Bramall 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 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 - T&C

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

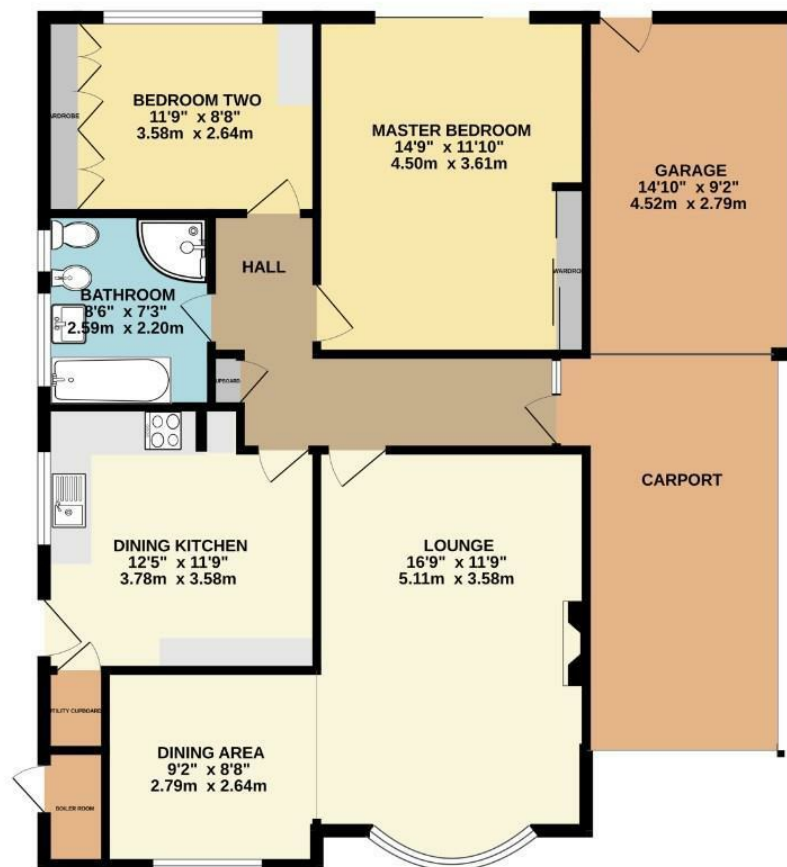
Mobile providers- Mobile coverage at the property available with all main providers. (Some limited indoor and outdoor coverage).

***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 3BQ
What 3 Words:	cuts.thick.bounty
Council Tax Band:	D
EPC Rating:	D
Tenure:	Freehold

GROUND FLOOR
1157 sq.ft. (107.5 sq.m.) approx.



TOTAL FLOOR AREA: 1157 sq.ft. (107.5 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 misstatement. 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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