

49 Ack Lane East

Bramhall, Cheshire, SK7 2BE



mosley jarman



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Guide Price £775,000

Situated a stones throw from the heart of Bramhall Village, this spacious four-bedroom semi-detached property combines elegance, functionality, and convenience. Boasting a fantastic-sized plot with a large rear garden, this home is perfect for families seeking ample living space in a prime Bramhall location.

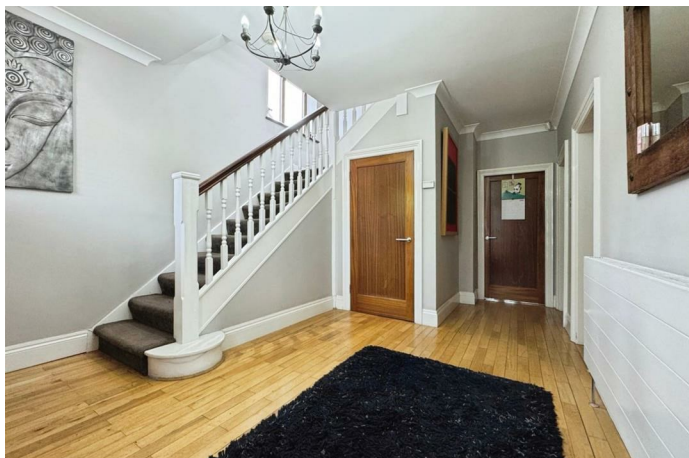
Upon entering the property, you are welcomed into a spacious entrance hall, designed with stylish engineered wood flooring and with a convenient cloakroom. To the front of the house is the bay fronted lounge which is stylishly decorated, whilst set towards the rear is a large family or dining room, offering elevated views over the lovely rear garden. The kitchen is a modern and functional space, fitted with a range of base and eye-level units. It boasts a central island with quartz work surfaces and also overlooks the rear garden.

On the first floor, the property offers two generously sized double bedrooms and a generous single bedroom, whilst the very large family bathroom is luxuriously appointed, featuring a double sink, a bathtub, a separate shower, and a WC.

The second floor is dedicated to the main bedroom suite. This spacious room includes eaves storage and sits beside a well designed shower room.

The property's lower ground floor has been converted into an exceptional entertainment space. It features a charming Irish bar with direct access out to the rear garden, whilst a second large chamber is currently being used as a games room and home office, also with access to the garden. A useful down stairs WC and hallway chamber make up this level.

- VERY SPACIOUS FAMILY HOME
- CONVERTED BASEMENT AND LOFT
- LARGE DRIVEWAY AND DETACHED GARAGE
- CHAIN FREE SALE
- ACCOMMODATION OVER 4 FLOORS
- LARGE REAR GARDEN
- STONES THROW TO VILLAGE CENTRE
- SENSIBLY PRICED





Grounds and Gardens

The property features a large driveway that can accommodate over four cars, ensuring plenty of parking space for residents and visitors alike. Additionally, the detached garage is equipped with power, lighting, and an electric door, providing practicality and storage solutions.

The rear garden is a true highlight of the property, being spacious and predominantly laid to lawn. It is bordered by timber fences and hedges, offering privacy and security. A paved patio area provides the perfect spot for outdoor entertaining or relaxing on warm summer days.

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 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 central heating (radiators)

Mains - Gas, Electric, waters and drains

Property Construction- Brick built with tiled roof

Flood Risk -Low Risk (Surface water). Very Low Risk (sea and rivers)**

Water Meter- TBC

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 Virgin Media, 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 2BE**

What 3 Words: **claps.appear.slips**

Council Tax Band: **E**

EPC Rating: **C**

Tenure: **Freehold**

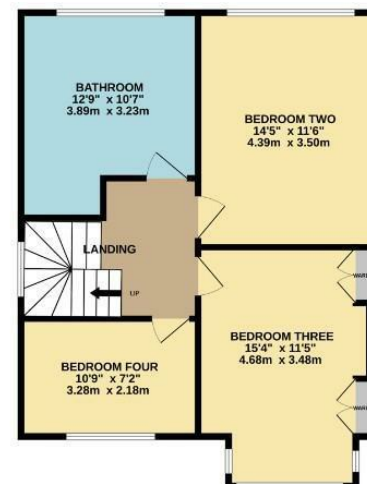
BASEMENT LEVEL
724 sq.ft. (67.3 sq.m.) approx.



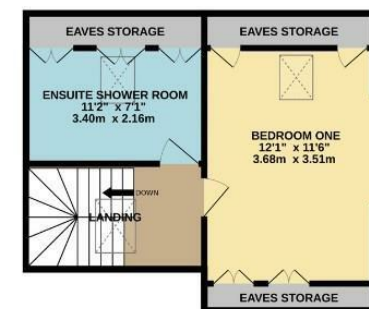
GROUND FLOOR
784 sq.ft. (72.9 sq.m.) approx.



1ST FLOOR
616 sq.ft. (57.2 sq.m.) approx.



2ND FLOOR
379 sq.ft. (35.2 sq.m.) approx.



TOTAL FLOOR AREA : 2503 sq.ft. (232.6 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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