

# 3 Fairway, Bramhall

Stockport, SK7 1DB



*mosley jarman*





## 3 Fairway, Bramhall, Stockport, SK7 1DB

**Offers Over £550,000**

A well extended and spacious detached bungalow in the hugely popular Kitts Moss area of Bramhall, just a short stroll to the heart of the village. Boasting 3 bedrooms, 2 bathrooms, 2 large reception rooms and beautiful gardens, this lovely property is in 'move in' condition and is bound to appeal.

The accommodation comprises an entrance porch leading through to the hallway. The principal lounge overlooks the rear garden with French doors leading out to a decked area, and boasting an attractive feature fire place. A dining/ sitting room provides a nice cosy space with a large opening through to a conservatory style extension which houses the kitchen. Flooded with natural light and fitted with an excellent range of kitchen units, the kitchen houses an integrated double oven, fridge/ freezer, and dishwasher and has a door also leading out to the decked area.

The principal bedroom is situated at the rear overlooking the garden and enjoys a large range of built in wardrobes, alongside is a modern shower room with large walk in shower recess. Bedroom 2 positioned at the front, also enjoying built in wardrobes, whilst bedroom 3 / the office is towards the side of the property. The family bathroom sits between bedrooms 2 and 3, and houses an attractive white suite.

From bedroom 3/ the office a door leads to a lean to utility room/ storage room with doors to the front and rear giving through access to the rear garden.

- EXTENDED DETACHED BUNGALOW
- 3 BEDROOMS AND 2 BATHROOMS
- ATTACHED GARAGE
- CLOSE TO BRAMHALL VILLAGE
- LOVELY GARDENS
- MOVE IN CONDITION





### Grounds and Gardens

There is a generous driveway garden frontage with access to the attached garage, and gated access down the side leading to the rear garden. The main garden is a real highlight, boasting a large composite decked area adjacent to the kitchen and lounge, with paved patio and pathways around a shaped lawn with mature, well stocked beds and borders. A timber shed sits in the far corner.

### 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 (sea and rivers)\*\*

Water Meter - yes

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 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 1DB**

What 3 Words:

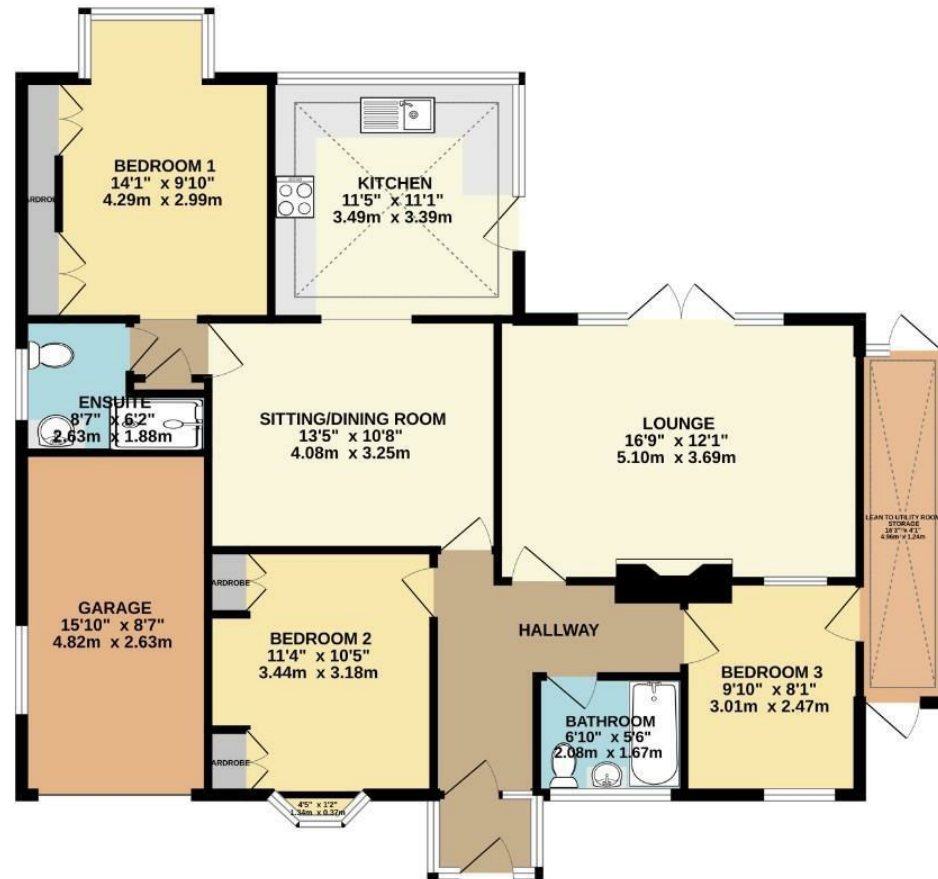
Council Tax Band: **E**

EPC Rating: **Freehold**

Tenure:



GROUND FLOOR  
1200 sq.ft. (111.5 sq.m.) approx.



TOTAL FLOOR AREA : 1200 sq.ft. (111.5 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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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)

*mosley jarman*

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