

20 Bodmin Drive  
Bramhall, Cheshire, SK7 2HX



*mosley jarman*

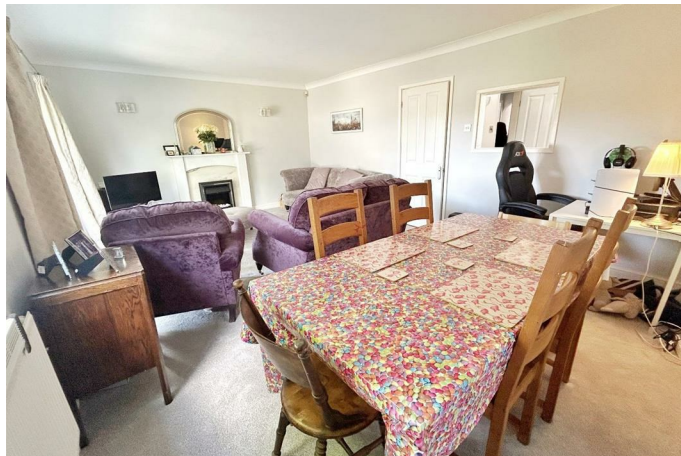




**20 Bodmin Drive, Bramhall,  
Cheshire, SK7 2HX**

**£350,000**

A three bedroom mid-mews family home situated in a quiet cul de sac close to Bramhall village, train station and within the school catchment area for Pownall Green Primary School and Bramhall high school. The property benefits from UPVC double glazing, gas fired central heating and off road parking for two cars. The accommodations includes; hallway (with stairs leading to the first floor), sitting room, modern kitchen (fitted with matching wall and base units and space for appliances) and a living/dining room (with sliding doors to the rear garden and space for dining and entertaining). To the first floor there is a landing providing access to three double bedrooms and a family bathroom.



- A Three bedroom mid mews family home
- Modern kitchen
- UPVC double glazing
- Off road parking for two cars
- Two reception rooms
- Spacious living /dining room
- Gas fired central heating
- School catchment area for Pownall Green Primary School
- Close to Bramhall village and train station
- Cul de sac location





### The Grounds and Gardens

To the front of the house is a driveway which provides off road parking for two cars. To the rear of the property is a low maintenance garden (which enjoys an open private aspect).

### 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 (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.

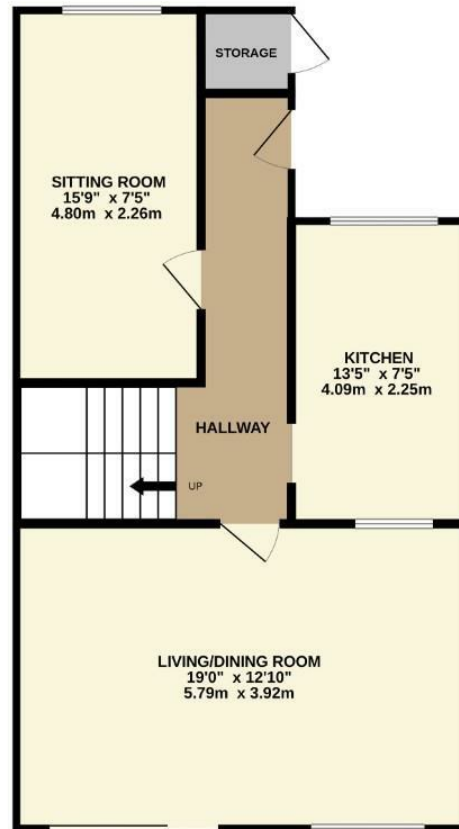
### Important Information

Heating - Gas central heating (radiators)  
Mains - Gas, Electric, waters and drains  
Property Construction- Brick built with tiled roof  
Flood Risk - Low Risk (Surface water), Very Low Risk (sea and rivers)\*\*  
Water Meter- Yes  
Leasehold - Lease Term 990 / 934 Remaining  
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

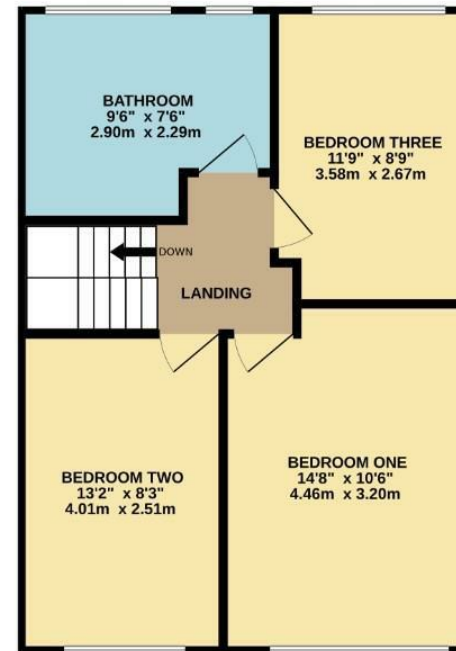
Postcode: **SK7 2HX**  
What 3 Words: **voice.tries.formal**  
Council Tax Band: **C**  
EPC Rating: **tbc**  
Tenure: **Leasehold**



GROUND FLOOR  
591 sq.ft. (54.9 sq.m.) approx.



1ST FLOOR  
514 sq.ft. (47.7 sq.m.) approx.



TOTAL FLOOR AREA: 1105 sq.ft. (102.6 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.  
Made with Metropix 9/2025

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