

42 Patch Lane

Bramhall, Cheshire, SK7 1HX



*mosley jarman*





## 42 Patch Lane, Bramhall, Cheshire, SK7 1HX

**Offers Over £600,000**

A superbly presented and extended four-bedroom, two-bathroom semi-detached family home situated in a highly sought-after location just a short walk from Bramhall Village, the train station, and within the catchment area for Moss Hey Primary School and Bramhall High School. The property benefits from off-road parking, UPVC double glazing, gas central heating, and a well-maintained rear garden - perfect for family living. The accommodation begins with a porch and entrance hallway with stairs to the first floor. At the front of the property, the spacious living room features a large bay window that floods the space with natural light. To the rear, the contemporary kitchen is fitted with matching wall and base units, granite worktops, integrated appliances and a breakfast bar. This flows seamlessly into the open plan dining and sitting area, which continues into a bright conservatory offering direct access to the rear garden. The ground floor also features a utility room with a downstairs WC and plumbing, internal access to a garage store, and a separate office - perfect for remote working. Upstairs, the first-floor landing leads to a generous master bedroom complete with fitted wardrobes, a Juliet balcony, and a modern en-suite shower room. Three further bedrooms and a stylish family bathroom complete the first floor.



- A superbly presented and extended semi-detached family home
- Two bathrooms
- Gas fired central heating
- School catchment area for Moss Hey Primary School
- Utility room
- Four bedrooms
- Situated in a highly desirable location
- UPVC double glazing
- Off road parking & downstairs wc





### The Grounds and Gardens

To the front of the property, a driveway provides off road parking for several vehicles and offers access to the garage. At the rear, the property boasts a well-maintained garden, predominantly laid to lawn and bordered by mature shrubs and bushes. A paved patio area creates the perfect space for outdoor dining and entertaining.

### 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 - Very Low Risk (Surface water), Very Low Risk (sea and rivers)\*\*

Water Meter - yes

Freehold

Broadband providers - Openreach- FTTP (Fibre to the Premises).

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 1HX**

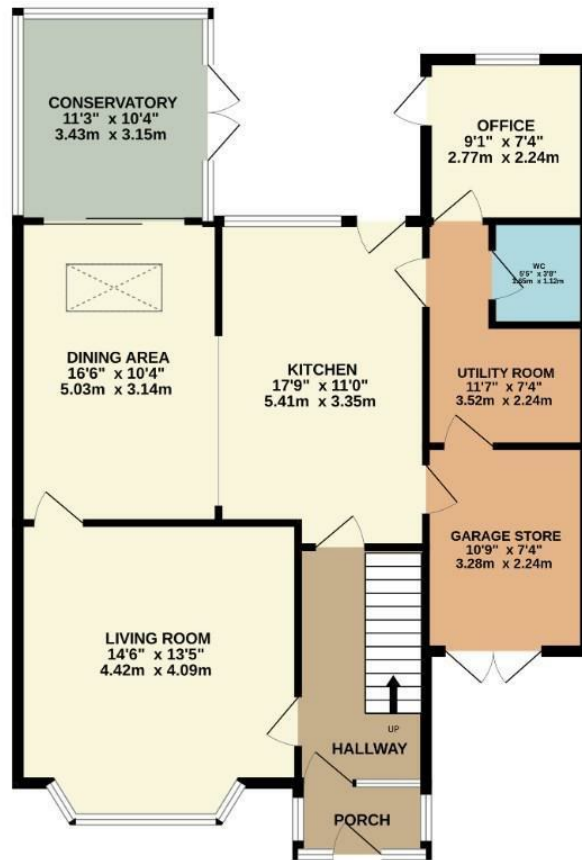
What 3 Words: **///react.vast.first**

Council Tax Band: **D**

EPC Rating: **C**

Tenure: **Freehold**

GROUND FLOOR  
999 sq.ft. (92.8 sq.m.) approx.



1ST FLOOR  
710 sq.ft. (65.9 sq.m.) approx.



TOTAL FLOOR AREA: 1708 sq.ft. (158.7 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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