

14 Glendene Avenue

Bramhall, Cheshire, SK7 1BH



mosley jarman





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£700,000

A spacious, immaculately presented and substantially extended 1930's four double bedroom, two bathroom (one en-suite) bay fronted semi-detached family home. Situated in a quiet central Bramhall location with no through traffic, the house is within a short walk of the village, train station and Moss Hey Primary School.

The accommodation includes a covered porch, hall, sitting room (14'0 x 11'5 with picture rail, an attractive cast iron fireplace, timber surround and an inset living flame gas fire), spacious living room with solid Oak flooring, picture rail, wood burning stove and a recessed cloak room, large dining kitchen, fitted with cream units, butchers block work tops, Hotpoint range cooker with five ring gas burning hob, integrated dishwasher, wine fridge and tiled splash backs, utility room (with space and plumbing for appliances and fitted cream units with butchers block work tops), downstairs w.c and a conservatory with a glass roof and electric under floor heating.

On the first floor the principal bedroom enjoys a re-fitted en-suite shower room, two further double bedrooms, a modern family bathroom and a study which also provides access up to the second floor.

The second floor loft conversion with dormer window provides the fourth double bedroom.

- SUBSTANTIALLY EXTENDED FAMILY HOME
- 4 DOUBLE BEDROOMS AND 2 BATHROOMS
- 3 RECEPTION SPACES
- QUIET NONE THROUGH ROAD LOCATION
- CENTRAL LOCATION A SHORT WALK TO THE VILLAGE
- WESTERLY FACING REAR GARDEN





Ground and Gardens

A block paved driveway provides off road parking for several cars and there is access to an outside store and a lawned front garden. The rear garden can be access through either a gate down the side of the house or through a further gate on Burford Ave and benefits from being enclosed and westerly facing. The garden is mainly laid to lawn with mature borders and there is a shaped patio with infra red lighting installed around the perimeter.

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

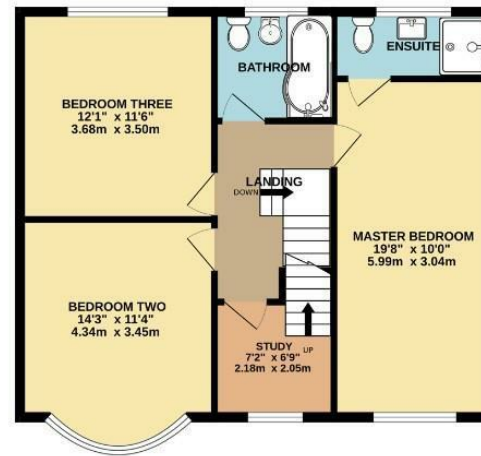
Heating - Gas powered Central heating
Mains - Gas, Electric, waters and drains
Property Construction- Brick built with tiled roof
Flood Risk - Very Low Risk (Surface water), Very Low Risk (sea and rivers)
Water Meter - Present at property
Freehold
Broadband providers - Openreach- FTTP (Fibre to Premises). 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 1BH**
What 3 Words: **saints.rich.waters**
Council Tax: **E**
Band: **Freehold**
EPC Rating:
Tenure:

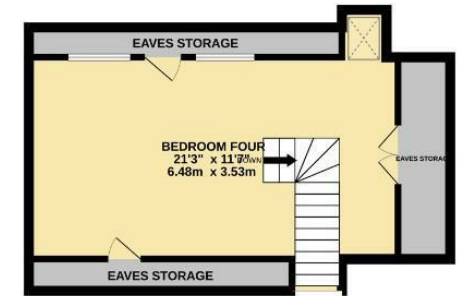
GROUND FLOOR
947 sq.ft. (86.0 sq.m.) approx.



1ST FLOOR
659 sq.ft. (61.2 sq.m.) approx.



2ND FLOOR
361 sq.ft. (33.5 sq.m.) approx.



TOTAL FLOOR AREA : 1967 sq.ft. (182.7 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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226 Moss Lane, Bramhall, Cheshire, SK7 1BD

Email: bramhall@mosleyjarman.co.uk

T: 0161 439 5658
www.mosleyjarman.co.uk

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