

28 Birchway

Bramhall, Cheshire, SK7 2AG



mosley jarman



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Offers Over £500,000

An extended three bedroom detached bungalow situated on a large plot in a quiet cul-de-sac in a popular and convenient location which is within walking distance of Bramhall Village, train station and other local amenities. The property benefits from UPVC double glazing, warmed by gas fired central heating and is offered for sale with no onward chain. The accommodation includes; entrance porch, entrance hallway, spacious living room (with gas fire), three good sized bedrooms (all with fitted wardrobes), inner hallway (with two storage cupboards), large bathroom (with a four piece suite including a 'walk-in' shower), morning room and kitchen (with fitted matching wall and base units, space for appliances and access to the rear garden and to the integral garage).



- Extended Three bedroom detached bungalow
- No chain
- Two driveways providing off road parking
- Well established gardens
- Cul de sac location
- Spacious living room
- Integral garage
- Freehold



The Grounds & Gardens

To the front of the property is a driveway which provides off road parking and leads to an integral garage. In addition there is a second driveway which provides further off road parking. There are well established gardens to the front, side and rear of the property.

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 - High Risk (Surface water), Very Low Risk (sea and rivers)**
 Water Meter-Present at Property
 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* (Outdoors). Limited coverage (Indoors).
 * 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 2AG**

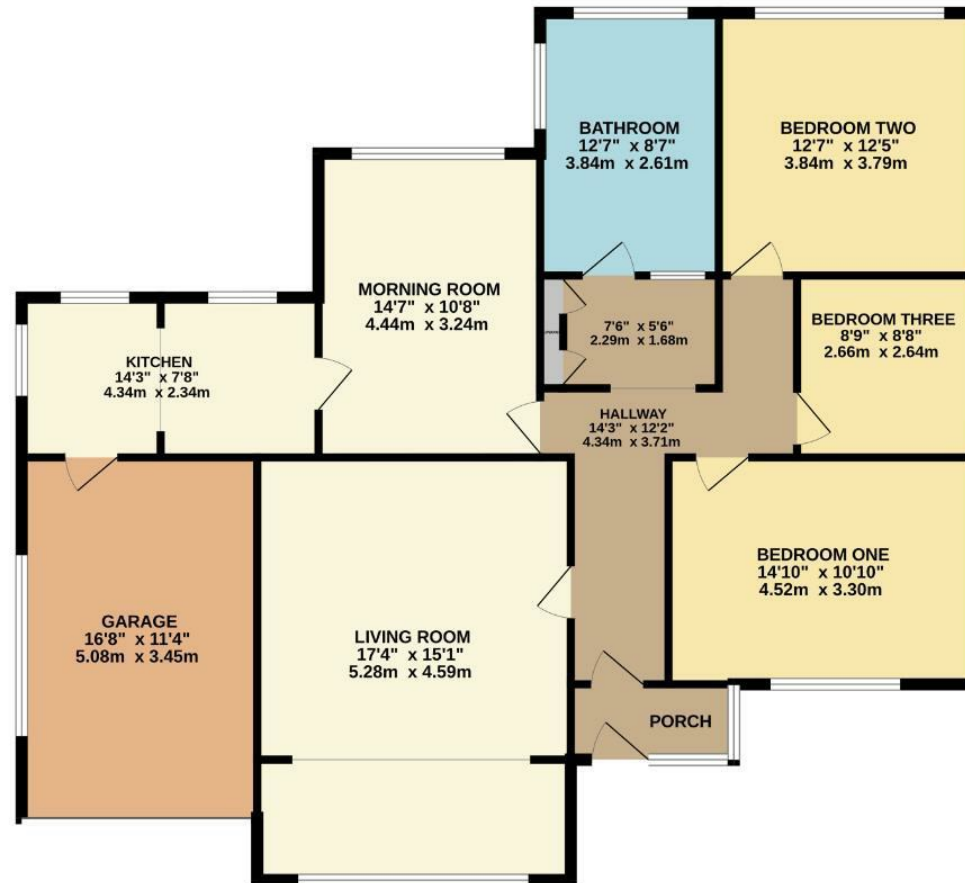
What 3 Words: **gained.winks.songs**

Council Tax Band: **F**

EPC Rating: **D TBC**

Tenure: **Freehold**

GROUND FLOOR
1454 sq.ft. (135.1 sq.m.) approx.



TOTAL FLOOR AREA : 1454 sq.ft. (135.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans 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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PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.