

# 7 Fairway

Bramhall, Cheshire, SK7 1DB



*mosley jarman*





## 7 Fairway, Bramhall, Cheshire, SK7 1DB

**£475,000**

Detached two double bedroom, two bathroom Bungalow situated 6 minutes walk to Bramhall village in the highly sought-after Kitts Moss area. This well-presented home offers step-free living, modern interiors and exceptional future potential. Boasting a an excellent conservatory extension and having had some minor modifications to make it more wheelchair friendly, this future proof property benefits from a new roof (2025) with a 10 year guarantee, double glazing throughout and a modern combi boiler fitted in 2019. In addition, the substantial boarded loft, currently unused, offers significant scope for conversion as many neighbouring properties have done, creating clear value-add potential.

The principal bedroom overlooks the rear garden and benefits from a contemporary en-suite wet room. The second double bedroom sits adjacent to a separate modern wet room, making the layout ideal for guests, family or future flexibility.

A bright lounge opens into a fully usable conservatory with radiators. The modern kitchen includes integrated appliances, with a practical utility room leading to both gardens.

A rare opportunity combining location, accessibility and expansion potential.



- DETACHED BUNGALOW IN PRIME CENTRAL LOCATION
- LOUNGE OPENING TO A YEAR-ROUND CONSERVATORY
- ENSUITE WET ROOM AND SEPARATE WET ROOM
- SEPARATE UTILITY ROOM
- LARGE BOARDED LOFT - EMPTY AND READY FOR CONVERSION
- 6 MINUTE WALK TO BRAMHALL VILLAGE AND TRAIN STATION
- TWO DOUBLE BEDROOMS
- MODERN KITCHEN WITH INTEGRATED APPLIANCES
- DRIVEWAY AND INTEGRATED GARAGE
- FRONT AND REAR GARDENS





### Grounds and Gardens

A paved driveway to the front provides off road parking and leads to an integral garage (with electric door). There are landscaped, attractive gardens to the front and rear. There is a paved stone patio, raised timber decking area, raised timber planters, and gated side access. Outdoor light and power. Timber shed.

### 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 Bramall 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,

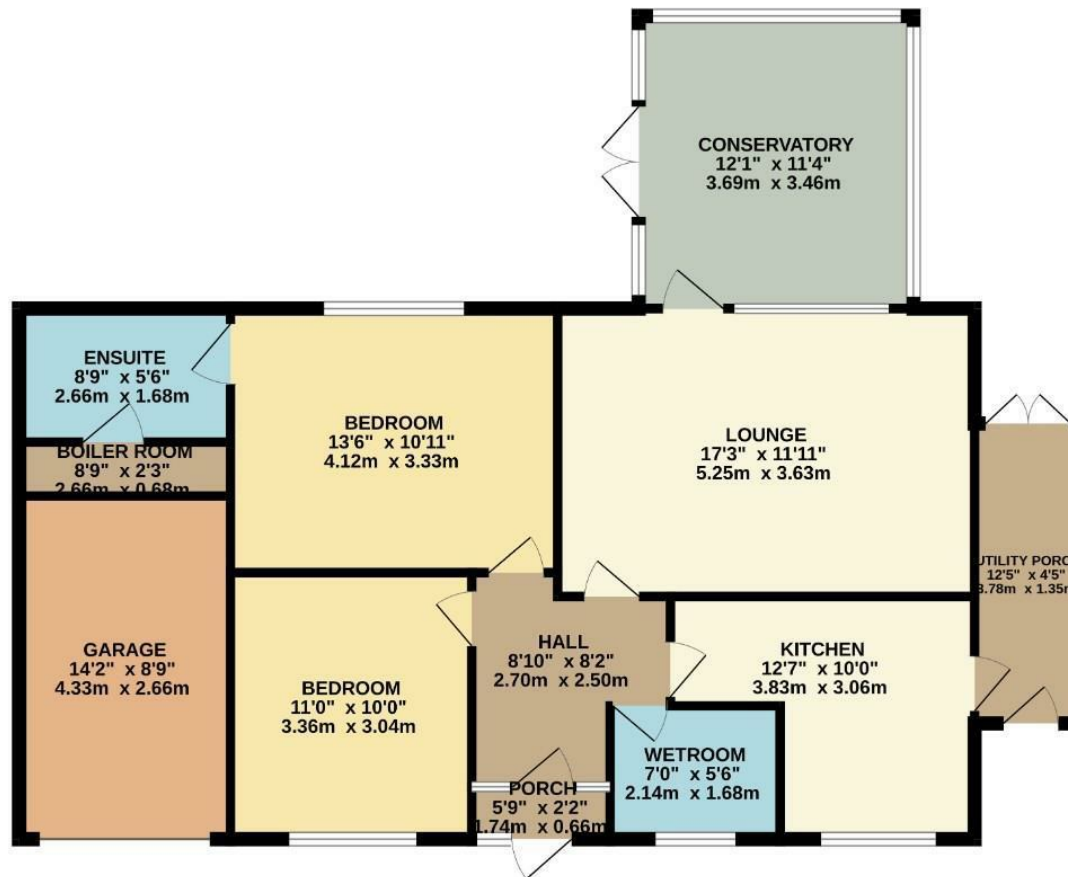
Bramhall Lane Lawn Tennis Club, Bramall Park Lawn Tennis Club and Stockport Hockey Club and keep fit at Total Fitness or David Lloyd. Manchester International Airport is just 6 miles away, Bramhall Railway Station is on the main line from Manchester to London via Macclesfield and Stoke on Trent, with 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 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:	tower.tell.hosts
Council Tax Band:	D
EPC Rating:	D
Tenure:	Freehold

GROUND FLOOR  
1059 sq.ft. (98.4 sq.m.) approx.



TOTAL FLOOR AREA: 1059 sq.ft. (98.4 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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