



Flat 1, Chelworth Manor, 37 Manor Road

£395,000 Leasehold

GROUND FLOOR APARTMENT • PRIVATE WEST-FACING PATIO • TWO BEDROOMS, TWO SHOWER ROOMS • MODERN KITCHEN • SINGLE GARAGE • NO ONWARD CHAIN



This modern two bedroom apartment is positioned on the ground floor of the impressive Chelworth Manor located on one of Bramhall's most premium roads. Boasting its own private west-facing patio as well as a garage and well-presented internal accommodation. There are two bedrooms and two shower rooms alongside a large living and dining room and modern kitchen. To top it off the property is offered for sale with no onward chain, meaning this glorious home could be yours in a short timescale.

Council Tax band: E

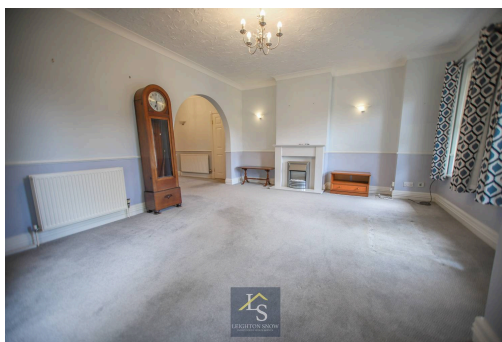
Tenure: Leasehold

EPC Energy Efficiency Rating: C

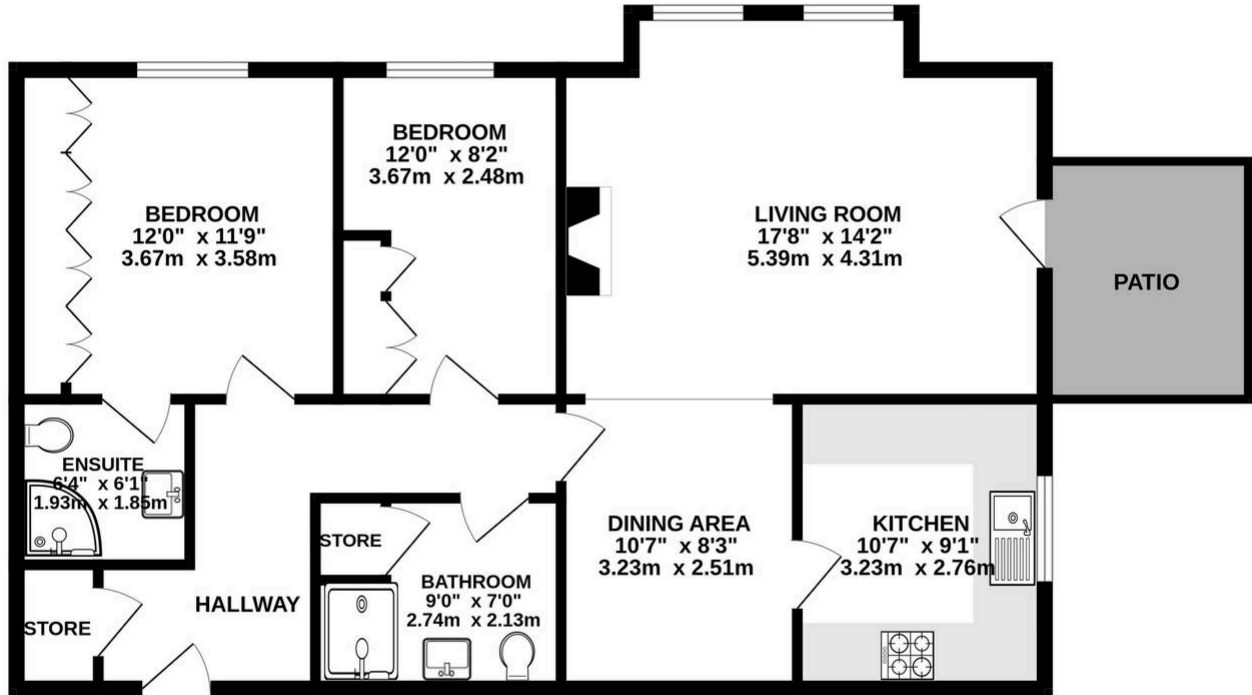
EPC Environmental Impact Rating: D



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GROUND FLOOR
866 sq.ft. (80.4 sq.m.) approx.



TOTAL FLOOR AREA : 866 sq.ft. (80.4 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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Chelworth Manor is a commanding building with an impressive double-fronted façade and surroundings of beautifully appointed gardens with mature and well-stocked borders. A charming water feature provides a warm welcome at the front of the building, where a grand pitched roof proudly displays the Chelworth Manor signage and leads through beautiful stained glass windows and doors into the well-kept communal hallways.

Into the apartment itself and a spacious hallway offers a large storage cupboard, ideal for storing coats and shoes. The living and dining room sits at the foot of the hallway, this is a large room with contemporary electric fireplace and windows to both south and westerly facing elevations making it a light space. A patio door leads out to the private patio positioned at the side of the building. The kitchen sits off the dining area and is a modern kitchen with integrated appliances to include fridge/freezer, dishwasher, microwave, oven, gas hob and a waste disposal unit within the sink. The two bedrooms both offer fitted wardrobes providing excellent storage, with the master bedroom further benefitting from an en-suite shower room. The principle shower room sits off the hall and offers a large walk-in shower, WC and wash hand basin as well as a cupboard providing space and plumbing for a washing machine.

Externally the communal grounds are immaculate with a charming pergola leading to a large lawn with mature hedging providing a peaceful and private space to sit and relax. There is a single garage with electric door providing space to park or for additional storage options. Sitting a stones' throw from Bramhall Park and within easy reach of Cheadle Hulme village as well as handy transport links including train, bus and car, Chelworth Manor sits in a super convenient location, within beautiful surroundings.

PROPERTY MISDESCRIPTIONS ACT 1991 For clarification, Leighton Snow Agents wish to inform prospective purchasers, that we have not carried out a detailed survey, nor have we tested any of the appliances or heating system and cannot give any warranties as to their full working order. Purchasers are advised to obtain independent specialist reports if they have any doubts. All measurements are approximate and should not be relied upon for carpets or furnishings.

