

34 South Parade

Bramhall, Cheshire, SK7 3BJ



*mosley jarman*



## 34 South Parade, Bramhall, Cheshire, SK7 3BJ

**£850,000**

A well-presented and generously proportioned five-bedroom, two-bathroom detached family home, ideally situated in a highly desirable location close to Bramhall Park. The property is full of character and charm and is offered for sale with no onward chain, presenting a fantastic opportunity.

Conveniently positioned within easy reach of Bramhall train station, the home provides excellent transport links for commuters, while also within the catchment area for the highly regarded Nevill Road Primary School.

The accommodation comprises; a porch leading into a generous entrance hallway, setting the tone for the rest of the home. There is a dining room featuring a bay window to the front aspect, while the living room to the rear enjoys a pleasant outlook over the garden providing direct access, ideal for indoor-outdoor living and entertaining.

The dining kitchen is fitted with a range of matching wall and base units, offering ample storage and workspace, along with space for appliances and room for a breakfast table. A separate utility room with w/c adds further practicality, and there is also a useful study, perfect for those working from home.

To the first floor, the landing provides access to five well-proportioned bedrooms. The master bedroom is a particularly impressive space, benefitting from dual aspects, floor-to-ceiling fitted wardrobes and its own en-suite shower room. The remaining bedrooms are all of a good size and are served by a family bathroom, completing the accommodation.

- A well presented and generously proportioned detached family home
- Situated in a highly sought-after location close to Bramhall Park
- Within easy reach of Bramhall train station, providing excellent commuter links
- Over 2300 sqft
- Beautiful private gardens
- Five bedrooms and two bathrooms
- Offering spacious, versatile living accommodation ideal for modern family life
- Located within the catchment area for the highly regarded Nevill Road Primary School
- Off road parking and garage
- No chain



#### The Grounds and Gardens

To the front of the property there is a well-maintained garden featuring a neatly kept lawn, mature bushes, and established shrubs, creating an attractive and welcoming frontage. A driveway provides ample off-road parking and also leads to the garage, offering both convenience and practicality. To the rear, the property enjoys a private and enclosed garden, thoughtfully designed with a paved patio area ideal for outdoor seating and entertaining, leading onto a generous lawn bordered by mature bushes, shrubs, and trees that provide a pleasant sense of privacy and greenery. In addition, there is a further section of garden space to the rear, offering excellent potential for a garden pod, outdoor office, or additional entertaining area, making it a versatile and appealing outdoor setting.

#### 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 its 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- 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 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 3BJ**

What 3 Words: **office.large.serves**

Council Tax Band: **F**

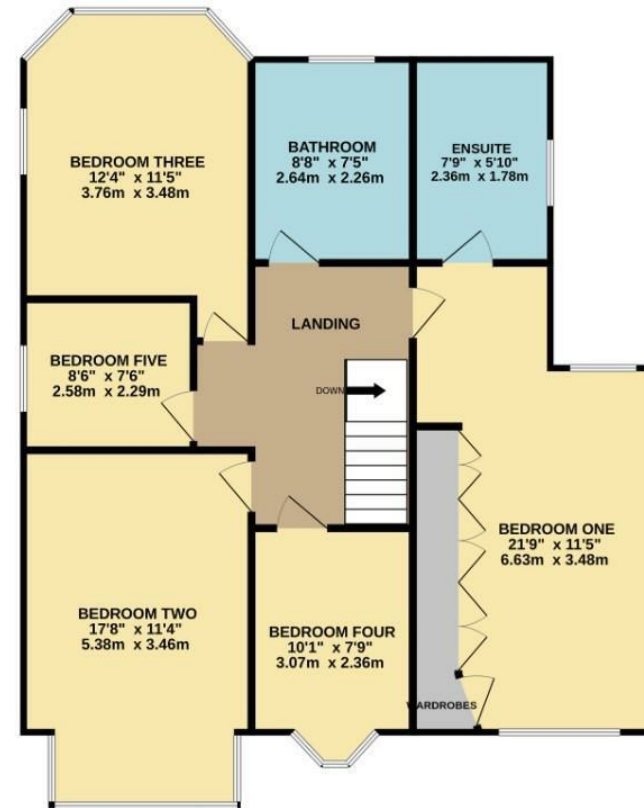
EPC Rating: **D**

Tenure: **Freehold**

GROUND FLOOR  
1285 sq.ft. (119.4 sq.m.) approx.



1ST FLOOR  
1031 sq.ft. (95.8 sq.m.) approx.



TOTAL FLOOR AREA : 2316 sq.ft. (215.2 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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