

2 Poole Close

Bramhall, Cheshire, SK7 3NH



mosley jarman



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Offers Over £700,000

A superbly presented and extended four double bedroom, three bathroom family home situated in a highly sought-after location close to Bramhall Park and within the catchment area for highly regarded schools. The property occupies a quiet and exclusive cul-de-sac of just six homes. Finished to an exceptional standard throughout, the property benefits from uPVC double glazing, a resin driveway providing off-road parking and a private south-facing garden.

The accommodation comprises; a welcoming entrance hallway with fitted storage, leading into a stunning open-plan living space that forms the heart of the home. The contemporary kitchen is fitted with a range of matching wall and base units, complemented by quartz worktops and a selection of integrated appliances. There is direct access to the rear garden, enhancing the sense of space. The dining area sits comfortably between the kitchen and living space, flowing seamlessly to create an impressive open-plan layout which benefits from underfloor heating - ideal for modern family living and perfect for entertaining. In addition, the ground floor offers a versatile playroom/gym with fitted storage, a separate study ideal for home working, a well-appointed utility room with space for appliances and a convenient downstairs WC with spa shower.

To the first floor, a spacious landing provides access to four well-proportioned double bedrooms. The principal bedroom benefits from fitted wardrobes and a stylish en-suite shower room. Completing the accommodation is a contemporary family bathroom, finished with quality fittings and featuring a shower over the bath.



- A superbly presented and extended family home
- Highly sought-after location close to Bramhall Park
- Within the catchment area for highly regarded schools
- Utility room with space for appliances
- Private south-facing rear garden
- Four double bedroom and three bathroom
- Quiet and exclusive cul-de-sac of just six homes
- uPVC double glazing and Resin driveway providing off-road parking
- Playroom/gym
- EV car charger port



The Grounds and Gardens

The property is located in a quiet and highly sought-after cul-de-sac of just six homes. It benefits from a resin driveway providing off-road parking for several vehicles. To the rear, there is a private and South Facing garden featuring a lawn and decking area, ideal for relaxing and entertaining.

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. 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

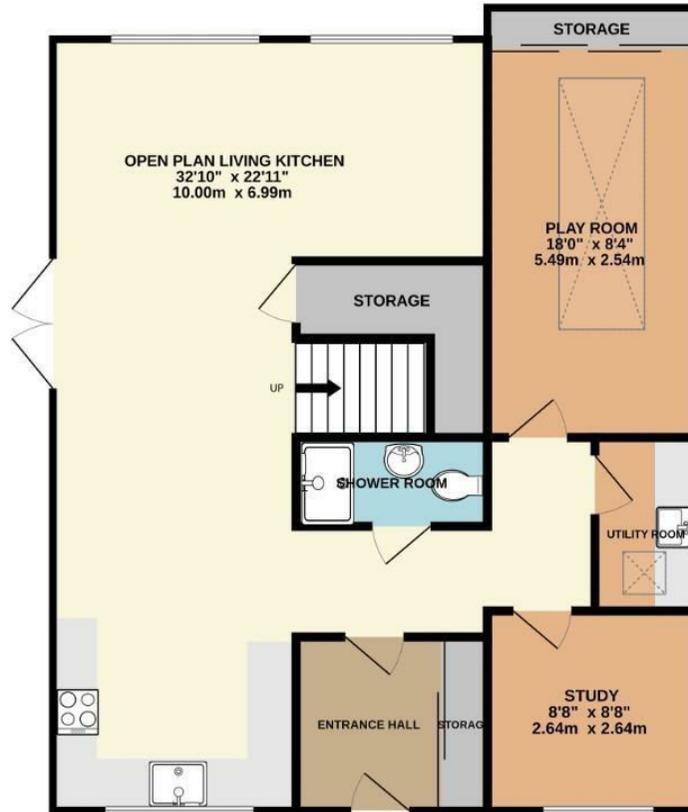
Heating - Gas powered Central heating
 Mains - Gas, Electric, waters and drains
 Property Construction- Brick built with tiled roof
 Flood Risk - Very Low Risk (Surface water), Very Low Risk (sea and rivers)
 Water Meter - Yes
 Freehold
 Broadband providers - Openreach- FTTP (Fibre to Premises) / You 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.

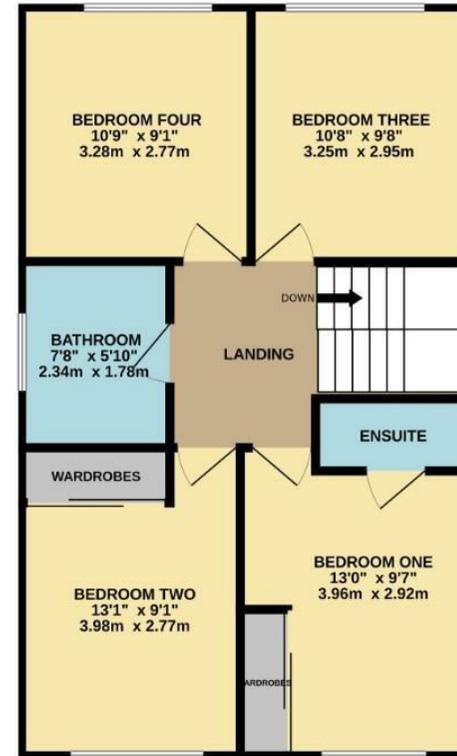
**Information provided by GOV.UK

Postcode: SK7 3NH
What 3 Words: luck.admire.game
Council Tax Band: E
EPC Rating: D
Tenure: Freehold

GROUND FLOOR
916 sq.ft. (85.1 sq.m.) approx.



1ST FLOOR
612 sq.ft. (56.8 sq.m.) approx.



TOTAL FLOOR AREA: 1528 sq.ft. (142.0 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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