

15 Westby Close  
Bramhall, Cheshire, SK7 2LZ



mosley jarman





**15 Westby Close, Bramhall,  
Cheshire, SK7 2LZ**

**£325,000**

An attractively priced and nicely positioned semi detached home which enjoys a cul de sac location in the hugely popular Dairyground area of Bramhall. Situated a short walk to Bramhall High and within the catchment for Ladybrook Primary School, this home will suit those keen to put their own stamp on their next home whilst also giving the potential to extend to the side (subject to any necessary consents) where there is currently a large tandem garage, as well as to the rear.

The accommodation comprises a spacious entrance porch leading through to the hallway and the staircase to the first floor. To the front is a spacious lounge with a large picture window overlooking the attractive front garden, a feature fire place and access to a large under stairs storage cupboard. Beyond the lounge is the kitchen/ diner, the space is divided by the kitchen units giving distinct dining and kitchen areas. The kitchen area is fitted with a good range of floor and wall units and houses an integrate gas hob, double oven and under counter fridge whilst there is space or a washing machine. The dining area has glazed double doors opening to the rear garden.

On the first floor the landing gives access to 3 good sized bedrooms and the family bathroom.

- CUL DE SAC POSITION
- WEST FACING GARDEN
- ATTACHED TANDEM GARAGE
- 3 GOOD SIZED BEDROOMS
- EXCELLENT EXTENSION POTENTIAL
- CLOSE TO POPULAR SCHOOLS
- GAS CENTRAL HEATING
- GARDEN AND DRIVEWAY FRONTAGE





### Grounds and Gardens

To the front is a neat lawned garden which sits alongside a driveway giving off road parking and access to the attached garage. To the rear is a largely paved, low maintenance garden with well stocked beds and borders, a large green house and surrounded by panel fencing. The attached garage has an up and over door to the front, a window to the rear, power and lighting with rear access to the garage from the patio area.

### 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 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, 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

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 - TBC

Tenure TBC

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 and Three<sup>\*</sup>

Mobile providers- Mobile coverage at the property available with all main providers<sup>\*</sup>.

<sup>\*</sup>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.

<sup>\*\*</sup> Information provided by GOV.UK

Postcode:	SK7 2LZ
What 3 Words:	lucky.gets.stuff
Council Tax Band:	C
EPC Rating:	C
Tenure:	Leasehold

GROUND FLOOR  
674 sq.ft. (62.6 sq.m.) approx.

1ST FLOOR  
386 sq.ft. (35.8 sq.m.) approx.



TOTAL FLOOR AREA : 1060 sq.ft. (98.5 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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