

21 Lucerne Road
Bramhall, Cheshire, SK7 3JB



mosley jarman



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£350,000

An extended five-bedroom, two-bathroom end-terrace family home situated on a generous corner plot in a popular residential location, close to local shops and amenities and within walking distance of Bramhall Park. The property also falls within the catchment area for Nevill Road School and Bramhall High School.

The property requires modernisation but offers a fantastic opportunity for refurbishment or further development (subject to the necessary planning permission).

The accommodation briefly comprises: porch, entrance hallway, living room with French doors leading to the rear garden and a dining kitchen with access to the attached garage, which offers excellent potential to be opened up to create a spacious open-plan living kitchen (subject to the necessary planning permission).

To the first floor, the landing provides access to three bedrooms and a family bathroom. Within the double extension section of the property, there are a further two bedrooms and an additional shower room.



- An extended five-bedroom, two-bathroom family home
- Situated on a generous corner plot in a popular residential location
- Within walking distance of Bramhall Park
- Close to local shops, amenities, and transport links
- Located within the catchment area for Nevill Road School and Bramhall High School
- Excellent opportunity for modernisation, refurbishment, or further development
- Off-road parking for several vehicles
- South-facing rear garden



The Grounds and Gardens

The property is situated on a generous corner plot and benefits from off-road parking for several vehicles, along with access to the garage. To the rear, there is a south-facing garden, mainly laid to lawn and complemented by a variety of bushes and shrubs.

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 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

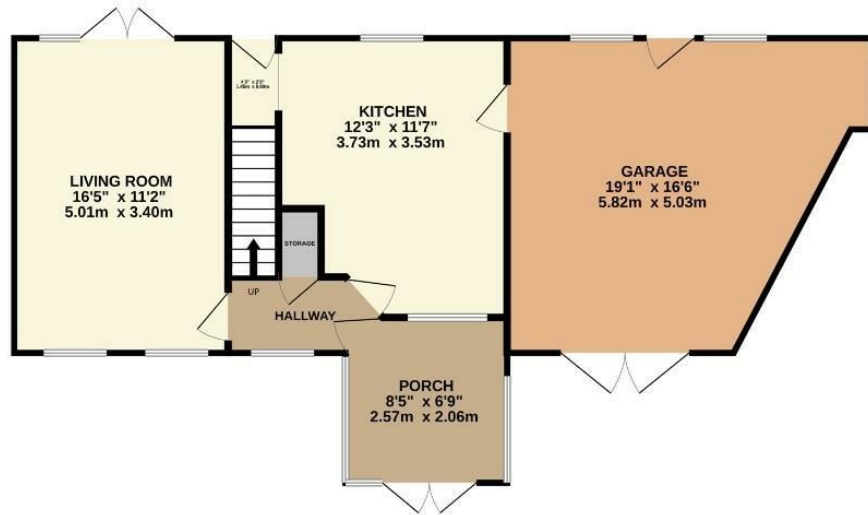
International Airport is just 6 miles away, Bramhall Railway Station is on the main line from Manchester to London via Macclesfield and Stoke on Trent, with local trains bound for Manchester Piccadilly also stopping at Bramhall and it's just 23 minutes into the city centre. Bramhall is easily accessible via M60 and M6 motorways and local buses are plentiful.

Important Information

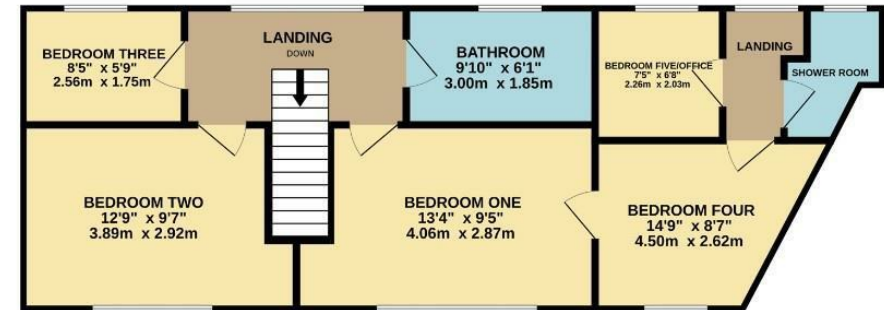
Heating - Gas powered Central heating
Mains - Gas, Electric, waters and drains
Property Construction- Brick built with tiled roof
Flood Risk - Very Low Risk (Surface water), Very Low Risk (sea and rivers)
Water Meter - Yes
Leasehold - (999 year term / 935 remaining / £15 Ground Rent)
Broadband providers - 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.
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 3JB**
What 3 Words: **hunter.castle.paper**
Council Tax Band: **C**
EPC Rating: **C**
Tenure: **Leasehold**

GROUND FLOOR
744 sq.ft. (69.1 sq.m.) approx.



1ST FLOOR
653 sq.ft. (60.7 sq.m.) approx.



TOTAL FLOOR AREA : 1397 sq.ft. (129.8 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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