34 Canberra Road
Bramhall, Cheshire, SK7 1LG
mosley jarman

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£415,000

An immaculately presented three-bedroom semi-detached family home situated in an extremely popular residential location which forms part of the popular 'Little Australia' estate which is conveniently located within a short walk of Bramhall Village, train station and within the school catchment area for Queensgate Primary School and Bramhall High School. The property benefits from UPVC double glazing, gas fired central heating (warmed by a combination boiler), off road parking for several cars and a private rear garden. The accommodation includes; entrance hallway (with stairs leading to the first floor), living room (with bay window, shutters and electric fire), dining room (with French doors to the rear garden) and a stylish kitchen (fitted with a range of high quality fitting and fixtures, space for appliances and matching wall and base units). To the first floor there is a landing providing access to three well-proportioned bedrooms and a contemporary family bathroom.

- A superbly presented semi-detached family home
- Three bedrooms
- Stylish bathroom
- Within walking distance of Bramhall Village and train station
- Situated in the highly sought-after 'Little Australia' estate
- Located in the catchment area for Queensgate Primary School and Bramhall High School
- UPVC double glazing throughout
- Off-road parking
- Gas fired central heating

The Grounds and Gardens

To the front of the property, there is a driveway providing off-road parking for several cars, alongside a well-kept lawn and a high gate offering secure access to the rear garden. To the rear, you'll find a maintained garden, mainly laid to lawn, complemented by a variety of mature shrubs and bushes that add both colour and privacy. The outdoor space also features a garden shed for storage and a charming pergola, perfect for outdoor seating or entertaining.

The Location

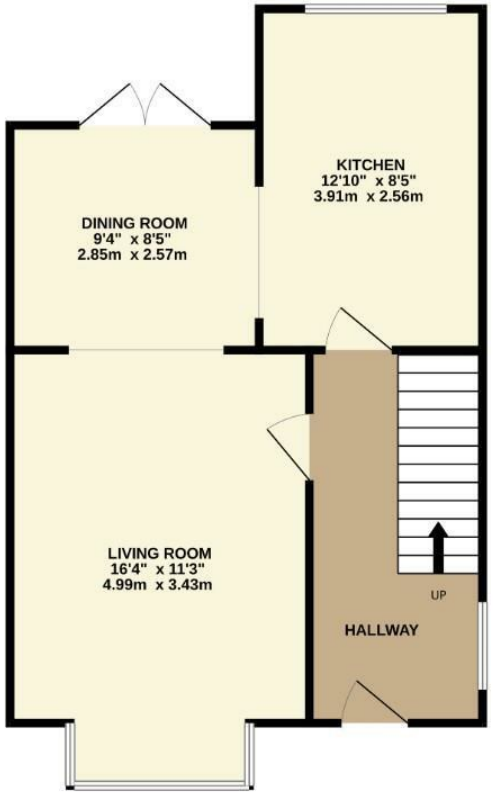
Bramhall is an attractive, leafy and affluent village with a population of around 25,500, situated 11 miles to the south of Manchester. A suburb that has emerged on a 'rich list' as 4th most expensive in house prices around Greater Manchester. Bramhall has a strong village community spirit (voted 'least 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. 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 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, 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

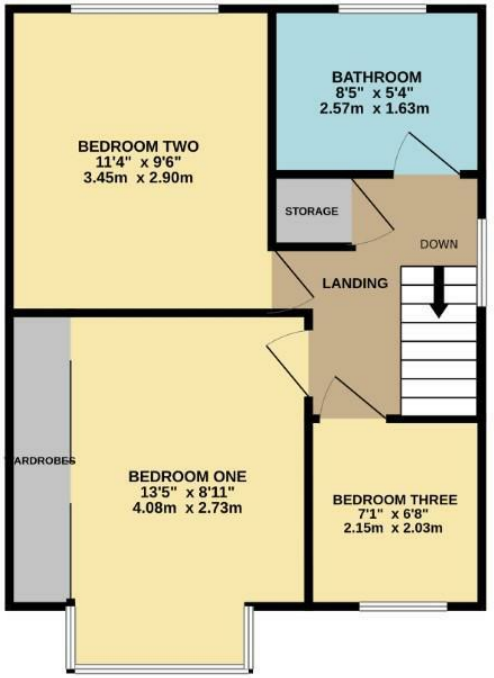
Heating - Gas central heating (radiators)
Mains - Gas, Electric, waters and drains
Property Construction- Brick built with tiled roof
Flood Risk - Low Risk (Surface water). Very Low Risk (sea and rivers)**
Water Meter - no
Leasehold
Broadband providers - Openreach- FTTP (Fibre to the Premises). You may also be able to obtain broadband service from these Fixed Wireless Access providers covering your area for Virgin Media, EE, and Three*
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 1LG
What 3 Words:	bronze.dance.deman
Council Tax Band:	C
EPC Rating:	C
Tenure:	Leasehold

GROUND FLOOR
452 sq.ft. (42.0 sq.m.) approx.



1ST FLOOR
415 sq.ft. (38.5 sq.m.) approx.



TOTAL FLOOR AREA : 866 sq.ft. (80.5 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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