

5 Boston Close

Bramhall, Cheshire, SK7 2BP



mosley jarman





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£750,000

A superbly presented, cleverly extended, chain free family home, tucked away in a hugely desirable cul de sac just off Robins Lane, a short walk to Bramhall village. Having just been re-decorated throughout, this lovely home is in 'move in' condition, and boasts perfectly balanced 4 bedrooms, 2 bathroom accommodation, with an open plan kitchen/ dining/ family space in addition to a separate lounge. It also enjoys a driveway, garage and south west facing garden.

The accommodation comprises a spacious entrance hallway with understairs storage, a separate lounge with glazed double doors opening to the rear garden, the stunning breakfast kitchen, which is fitted with a contemporary range of floor and wall units and a huge central island and granite style worktops, and houses integrated appliances including 2 ovens, 2 warming drawers, microwave, coffee machine and Induction hob all by Miele, in addition to a dishwasher and fridge freezer. A large opening from the kitchen leads to the extended dining/ family space, flooded with natural light through 4 skylight windows and 2 sets of double doors leading out to the garden and patio area. A separate utility room is just off the kitchen, also with a door out to the rear and an internal door leading to a second hallway with internal access to the garage and a separate door to the front.

On the first floor the landing gives access to 4 double bedrooms, the principal bedroom enjoying a stylish ensuite in addition to the spacious family bathroom.

- CUL DE SAC POSITION
- 4 BEDROOMS AND 2 BATHROOMS
- SEPARATE LOUNGE
- FULLY REDECORATED
- EXTENDED TO THE SIDE AND REAR
- OPEN PLAN KITCHEN/ DINING/ FAMILY SPACE
- GARAGE AND DRIVEWAY
- SOUTH WEST FACING GARDEN







Grounds and Gardens

To the front of the property is a driveway leading to the integral garage and sitting long side a slightly sunken front garden with a curving pathway to the front door. Access down the side reveals the south west facing rear garden with a slightly elevated paved patio which sits adjacent to the lounge and rear extension and steps down to a lawned garden surrounded by mature hedge and tree lined borders.

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 Bramhall 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 powered Central heating via 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 - 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

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| Postcode: | SK7 2BP |
| What 3 Words: | highs.cliff.oasis |
| Council Tax Band: | E |
| EPC Rating: | C |
| Tenure: | Freehold |

GROUND FLOOR
888 sq.ft. (82.5 sq.m.) approx.



1ST FLOOR
663 sq.ft. (61.6 sq.m.) approx.



TOTAL FLOOR AREA : 1552 sq.ft. (144.2 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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