

31 Brisbane Close

Bramhall, Cheshire, SK7 1LF



mosley jarman



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Offers Over £400,000

A well presented three-bedroom semi-detached family home located in the extremely popular residential area known as the 'Little Australia' estate. The property is conveniently positioned within a short walk of Bramhall Village, the train station and falls within the catchment area for Queensgate Primary School and Bramhall High School.

The home benefits from uPVC double glazing, gas-fired central heating powered by a combination boiler and off-road parking.

The accommodation comprises; an entrance hallway, living room (with bay window and gas fire) and a stunning dining kitchen (fitted with modern matching wall and base units, integrated appliances, a breakfast bar and French doors opening onto the rear south facing garden).

To the first floor the landing provides access to a master bedroom (with fitted wardrobes), two further bedrooms and a modern family bathroom (featuring floor-to-ceiling tiling, walk-in shower with dual shower heads, bath, heated towel rail and stylish fittings).

- A well-presented three-bedroom semi-detached family home
- Conveniently located within a short walk of Bramhall Village and the train station
- Stunning dining kitchen and family bathroom
- Gas-fired central heating powered by a combination boiler
- Detached garage
- Situated in the highly sought-after residential area known as the "Little Australia" estate
- Within the catchment area for Queensgate Primary School and Bramhall High School
- uPVC double glazing throughout
- Quiet cul-de-sac location
- South facing garden



The Grounds and Gardens

To the front of the property is a driveway providing off-road parking for two vehicles. To the rear, there is a south-facing garden along with a detached garage.

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

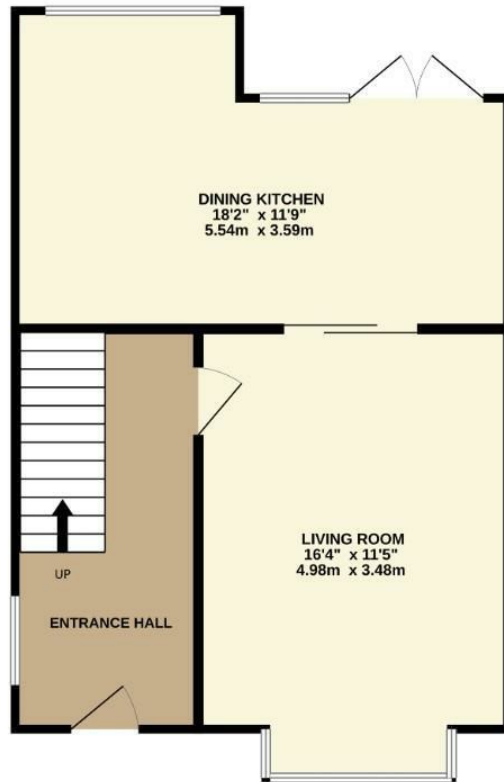
International Airport is just 6 miles away, Bramhall Railway Station is on the main line from Manchester to London via Macclesfield and Stoke on Trent, with local trains bound for Manchester Piccadilly also stopping at Bramhall and it's just 23 minutes into the city centre. Bramhall is easily accessible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

Important Information

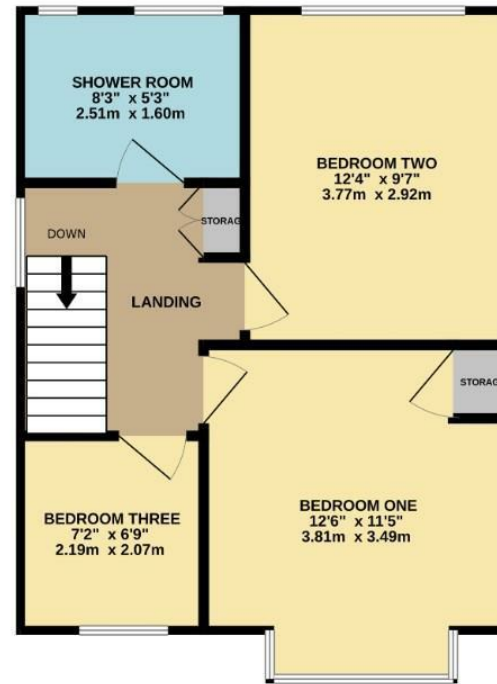
Heating - Gas central heating (radiators)
Mains - Gas, Electric, waters and drains
Property Construction- Brick built with tiled roof
Flood Risk - Low Risk (Surface water). Low Risk (sea and rivers)**
Water Meter - Yes
Leasehold - (999 Year Term / 936 years remaining / £14 rent charge)
Broadband providers - 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

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|-------------------|-----------------|
| Postcode: | SK7 1LF |
| What 3 Words: | cans.song.roses |
| Council Tax Band: | C |
| EPC Rating: | C |
| Tenure: | tbc |
| | Leasehold |

GROUND FLOOR
465 sq.ft. (43.2 sq.m.) approx.



1ST FLOOR
430 sq.ft. (39.9 sq.m.) approx.



TOTAL FLOOR AREA : 895 sq.ft. (83.1 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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