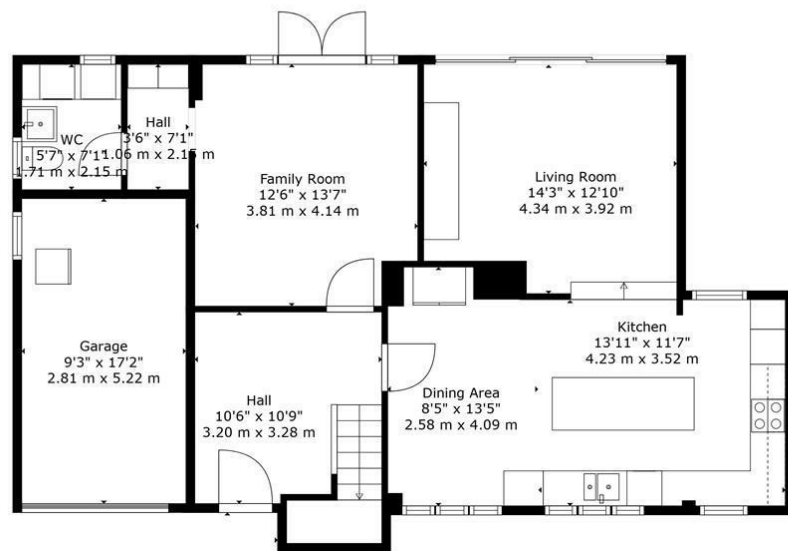
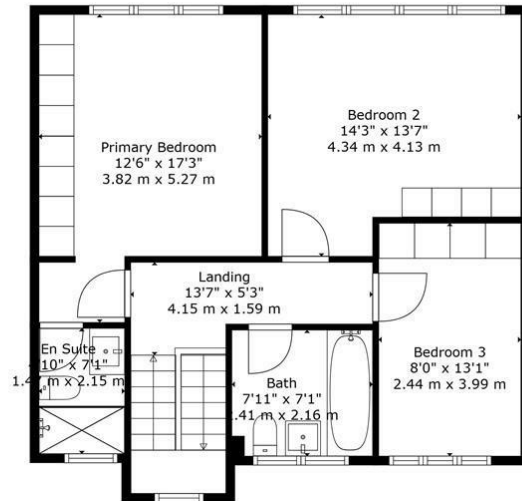


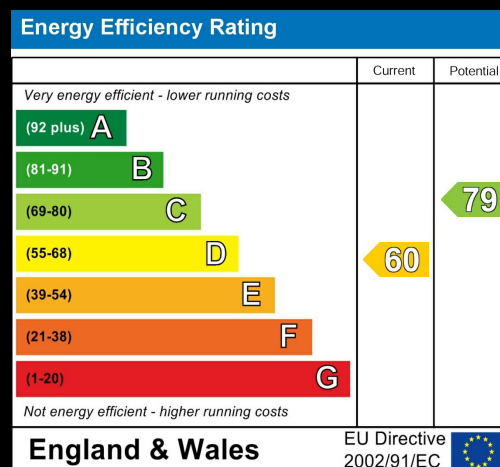


Floor 1



Floor 2

TOTAL: 1505 sq. ft, 139 m2
FLOOR 1: 822 sq. ft, 76 m2, FLOOR 2: 683 sq. ft, 63 m2
EXCLUDED AREAS: GARAGE: 158 sq. ft, 15 m2, PORCH: 18 sq. ft, 2 m2, WALLS: 140 sq. ft, 14 m2
Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



Ack Lane East |
Offers Over £800,000



SALES & LETTINGS

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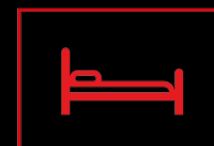
Bedrooms 3

Bath 2

Reception 3

Off-Road Parking

Area
1505 sq ft



- PLANNING PERMISSION IN PLACE TO CREATE SIX BEDROOM HOUSE
- EXCELLENTLY MODERNISED THROUGHOUT
- BEAUTIFULLY PRESENTED GARDEN
- EXCELLENT VILLAGE LOCATION
- THREE DOUBLE BEDROOMS
- OPEN-PLAN BESPOKE KITCHEN
- OFF-ROAD PARKING FOR MULTIPLE VEHICLES

An incredible investment opportunity: Full Planning Permission is secured to transform this superb three-bedroom home into an expansive Six Bedroom, Four Bathroom Executive Residence. You gain the flexibility to move in immediately and enjoy the current high specification, while holding the approved blueprint to create a significantly larger, bespoke home, maximising future value. Architectural drawings of the proposed extended property are available to view.

Welcome to Ack Lane East, one of Bramhall's most sought-after addresses and offering a gentle stroll into the village within minutes. This exceptional detached residence has been beautifully transformed to a high finish. It offers a perfect blend of village charm, premium specification, and full planning permission for future expansion. The current owners have poured their dedication into every detail, creating a home that feels both impressive and immediately welcoming. It is a space for your family to love and grow.

As you step through the front door you will feel instantly at home. The entrance is defined by elegant Amtico herringbone flooring that guides you through the hallway and into the open-plan living space. The new bespoke staircase features elegant oak bannisters and sleek glass panelling, illuminated by natural light that flows into the landing above. This is a house that greets you with warmth and enduring quality from the very first moment.

The spacious open-plan layout centres around a beautiful bespoke kitchen with large island, fitted with quality integrated appliances and spectacular white marble quartz worktops. This culinary space flows naturally into a generous dining area, perfect for busy family breakfasts or hosting intimate dinner parties.

