



**GASCOIGNE HALMAN**

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HALMAN**

Moss Lane, Bramhall  
**Offers Over £575,000.00**

THE AREA'S LEADING ESTATE AGENCY





This magnificent three bedroom bay fronted semi detached family home with additional occasional fourth bedroom has been beautifully upgraded whilst retaining a plethora of original features. From the moment you walk into the entrance hallway you are drawn into a spacious and welcoming home. The property sits in a highly desirable residential location which is perfectly suited towards families. This is highlighted by Bramhall village being within easy walking distance whilst Hursthead Infant & Junior School is conveniently accessible as is Moss Hey Primary Schools, providing excellent education facilities. The property promotes 1600 sq/ft of wonderful living accommodation with spacious reception rooms and well proportioned bedrooms, the kitchen and bathroom have been elegantly updated providing a sophisticated decor. This home will suit families and we would strongly recommend a viewing.

## Property details

- Easy Access to Hursthead Infant & Junior School & Moss Hey Primary School
- Superb Contemporary Accommodation in Excess of 1600 sq/ft
- Highly Desirable Residential Location – A Three Bedroom Home with Occasional Fourth Bedroom
- Two Well Proportioned Reception Rooms with Stunning High Specification Kitchen
- Private Established Rear Garden with Single Detached Garage Providing Ample Storage
- Walking Distance to Bramhall Village and All It's Amenities





## About this property

This traditional brick built bay fronted residence enjoys spacious and well planned living spaces to the ground floor. The beautiful entrance hallway is well equipped with a cloakroom area and understairs storage, two principal reception rooms in the form of a living room and dining room cater for every families needs. Sliding doors lead from the dining room onto the superb rear garden. There are ample noticeable originals features blended with contemporary and stylish fixtures and fittings. The kitchen has been carefully upgraded revealing beautiful oak cabinetry with sleek modern work surfaces. Beautifully tiled flooring with underfloor heating provides a level of practicality and a touch of elegance. The utility area provides space for day to day appliances and in turn leads through to a shower room & WC which is particularly useful for any family on a day to day basis. The first floor includes three double bedrooms and a sophisticated family bathroom which has been designed to a high standard and includes a four piece suite with separate shower and bath, and underfloor heating. The second floor includes a further occasional double bedroom which also enjoys ample eaves storage. Externally the property includes a driveway with secure double gates leading to a single detached garage. The split level rear garden provides space for family gatherings and a lawned garden provides a perfect play area for children. The property is located a short distance from the village that offers a wide range of shops that meet every day needs. Bramhall has a good recreation centre and a wide variety of pubs, bars and restaurants. The schools in the area are for all age groups and have an excellent reputation. Bramhall and Cheadle Hulme railway stations offer convenient access to the Manchester city centre, along with the towns of Stockport and Macclesfield. The larger shopping centres of Handforth Dean and Cheadle Royal are only a short drive away along with a motorway network connection to Manchester International Airport.















## DIRECTIONS

SK7 1EJ

## COUNCIL TAX BAND

E

## TENURE

Freehold

## SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.

## LOCAL AUTHORITY

Stockport MBC

## VIEWING

Viewing strictly by appointment.

## EFFICIENCY RATING

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

## PRIMARY SOURCE OF HEATING

Gas fired hot water radiators

## PRIMARY ARRANGEMENT FOR SEWERAGE

Mains Supply

## PRIMARY SOURCE OF ELECTRICITY

Mains Supply

## PRIMARY SOURCE OF WATER

Mains Supply

## BROADBAND CONNECTION

Fibre to the premises

## ANY EASEMENTS, SERVITUDES OR WAYLEAVES?

No

## ARE THERE ANY RESTRICTIONS ASSOCIATED WITH THE PROPERTY

No

## THE EXISTENCE OF ANY PUBLIC OR PRIVATE RIGHT OF WAY?

No

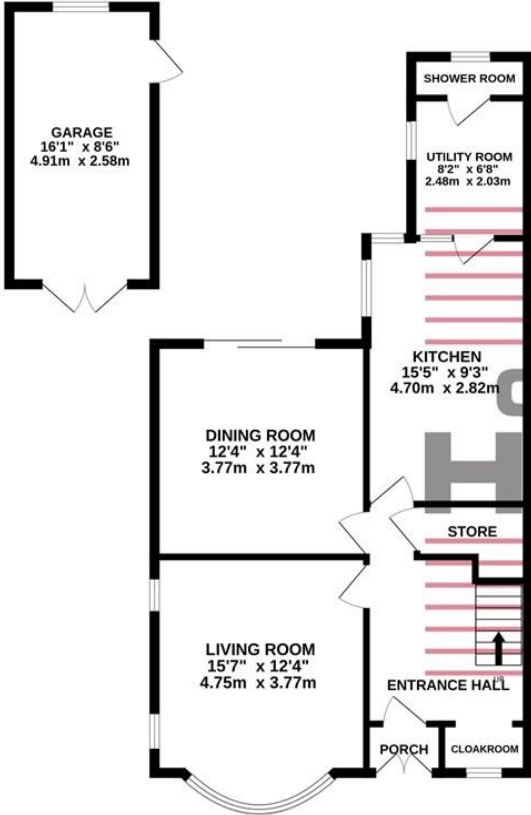
## HAS PROPERTY BEEN FLOODED IN 5 YEARS

No

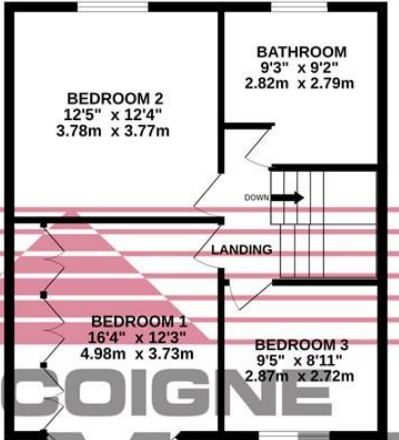
NOTICE Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.



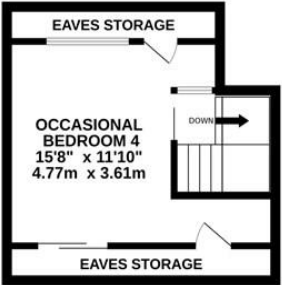
GROUND FLOOR  
821 sq.ft. (76.2 sq.m.) approx.



1ST FLOOR  
554 sq.ft. (51.5 sq.m.) approx.



2ND FLOOR  
233 sq.ft. (21.6 sq.m.) approx.



TOTAL FLOOR AREA : 1607 sq.ft. (149.3 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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