



**GASCOIGNE
HALMAN**

Moss Lane, Bramhall
£575,000

THE AREA'S LEADING ESTATE AGENCY



This wonderful bay fronted three bedroom semi detached family home combines practicality and elegance along with timeless original features throughout. This fantastic home displays superb living accommodation approaching 1200 sq/ft and offers excellent convenience with nearby amenities on the doorstep of Bramhall village as well as excellent Schools such as Moss Hey Primary School being within easy walking distance. There is a bus stop outside the property along Moss lane for those who rely on public transport, however, Bramhall train station is also within easy reach for those commuting throughout the wider areas. This property is a rare find that seamlessly blends classic features with contemporary comforts, offering a truly exceptional living experience. There is scope to extend the property should buyers wish to increase the size of the property but equally this home could be suitable for professionals and those looking to downsize.

Property details

- Excellent Location Within Walking Distance of Bramhall Village
- Ample Noticeable Original Features with Exposed Wooden Flooring & Feature Stained Glass Windows
- Immaculately Presented Family Accommodation with Space to Extend (STPP) to Suit Any Buyers Needs
- Private Established Non Overlooked Rear Garden
- Close To Excellent Schools Such As Moss Hey Primary School with Bus Stops Conveniently Located Along Moss Lane Providing Superb Access To Transport Links
- Traditional Bay Fronted Three Bedroom Residence With Ample Off Road Parking & Large Tandem Garage



About this property

Nestled on the prestigious Moss Lane in Bramhall, this elegant and sophisticated bay fronted semi-detached house offers a luxurious lifestyle in a sought-after location. Boasting three well proportioned bedrooms, two immaculate receptions, a stylish contemporary fitted kitchen and a beautifully appointed bathroom, this property exudes charm and character. Upon entering, you are greeted by a magnificent entrance hallway with a timeless appeal of exposed wooden flooring and feature stained glass windows, showcasing the property's noticeable original features. The immaculately presented family accommodation provides a perfect blend of traditional charm and modern convenience, with ample space to extend (subject to planning permission) to suit any buyer's needs. The bay fronted reception room to the front provides the perfect spot for entertaining guests and families whilst the rear reception room offers a more tranquil and relaxing atmosphere with views across the garden. The living room displays is beautiful herringbone style flooring along with elegant crittall glazed windows and doors framing the views of the garden. The kitchen is practical and functional with a modern look which is in-keeping with this fantastic family home. There is storage under the stairs whilst a brick built outbuilding provides further storage as does the large tandem garage. Leading up the stairs you will notice the feature stained glass window which bathes the hallway and landing with natural light. The sleeping quarters provide ample space and are immaculately presented, the master bedroom benefitting from a range of floor to ceiling fitted wardrobes. There is a family bathroom offering a three piece suite whilst the WC is kept separate off the landing area. To the front of the property there is a sweeping driveway tucked away behind mature hedgerow which offers a good degree of privacy. There is ample space for multiple vehicles whilst to the rear there is a large patio area which steps down to a wonderful privately enclosed garden.









DIRECTIONS

SK7 1BG

COUNCIL TAX BAND

D

TENURE

Leasehold

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		
69-80	C		75 C
55-68	D	56 D	
39-54	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?

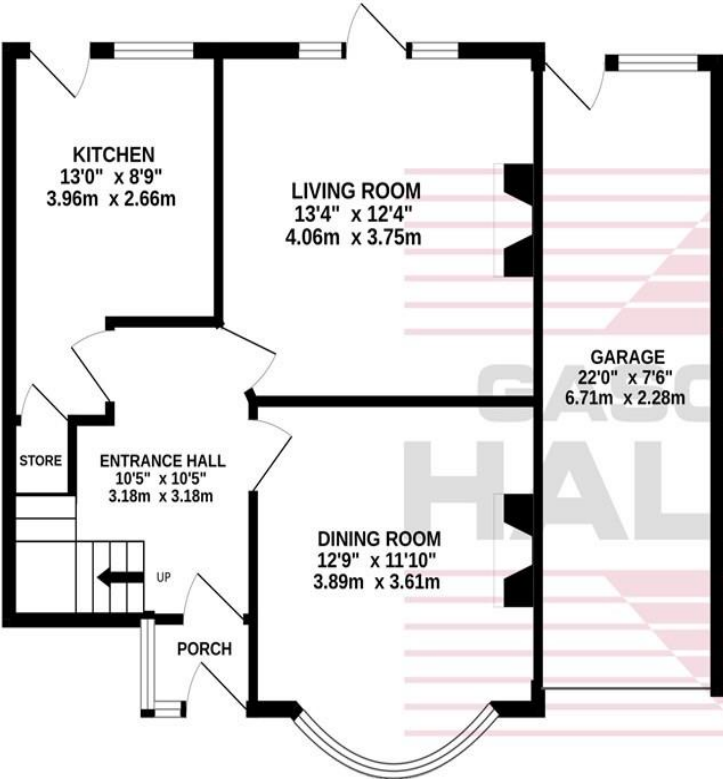
No

HAS PROPERTY BEEN FLOODED IN 5 YEARS

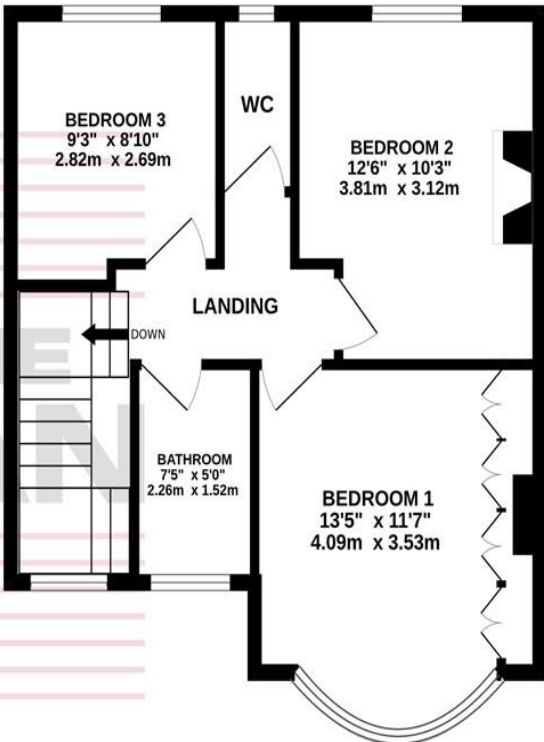
No

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
654 sq.ft. (60.7 sq.m.) approx.



1ST FLOOR
494 sq.ft. (45.9 sq.m.) approx.



TOTAL FLOOR AREA : 1148 sq.ft. (106.6 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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