

82 Moss Lane, Bramhall

£1,075,000 Freehold

BEAUTIFUL FAMILY HOME • FOUR BEDROOMS, TWO BATHROOMS • FOUR RECEPTION ROOMS • OPEN-PLAN DINING KITCHEN • SOUTH-FACING REAR GARDEN • INTEGRAL GARAGE • BRAMHALL VILLAGE LOCATION



A truly wonderful family home situated just a short walk into Bramhall village and its 'outstanding' schools. Offering fantastic space and the most immaculate finish, with an impressive frontage and generous lawned south-facing rear garden this property provides you with everything you could need.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

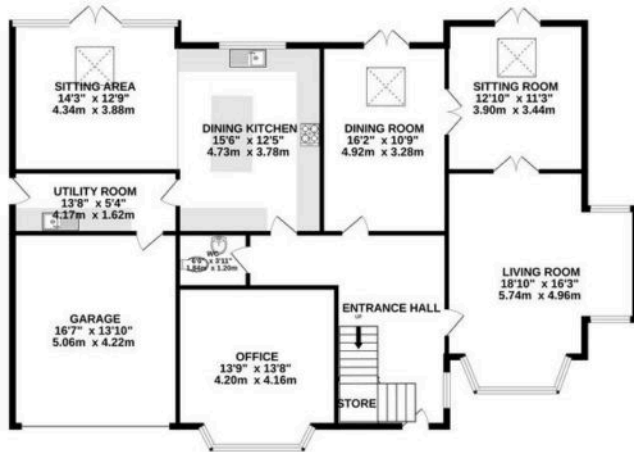
EPC Environmental Impact Rating: D



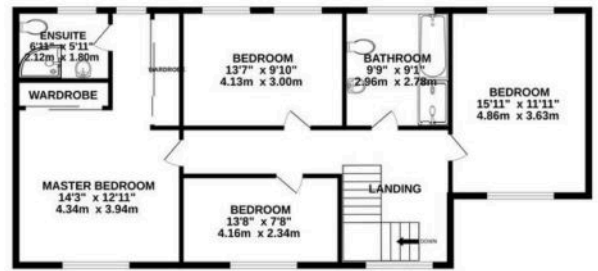
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GROUND FLOOR
1673 sq.ft. (155.4 sq.m.) approx.



1ST FLOOR
1010 sq.ft. (93.8 sq.m.) approx.



TOTAL FLOOR AREA: 2683 sq.ft. (249.2 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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Sitting on one of Bramhall's most popular locations this lovely home dates back to the 1930's and offers beautifully presented and well-proportioned accommodation throughout. The entrance hall offers a warm welcome and leads into three of the four reception rooms and the dining kitchen. The living room is the largest of the reception rooms and boasts dual aspect windows with a lovely bay and inglenook fireplace. There are double doors into a sitting room which in turn opens up in to the spacious dining room. Both the sitting room and dining room offer double patio doors out on to the south-facing rear garden and the addition of a skylight in each room floods the space with an abundance of natural light. The final reception room is a large space with bay window and is currently utilised as a home office with fitted storage. The dining kitchen is a most-impressive space with a contemporary kitchen with central island unit and fitted appliances. A large sitting/dining area sits off the kitchen and offers further patio doors out on to the rear garden. The ground floor is completed by a large utility room, WC and internal access into the garage.

To the first floor the galleried landing provides access to the four double bedrooms and family bathroom. The master suite offers a dual aspect room with dressing area providing fitted wardrobes and the en-suite shower room is a modern three piece suite. The three additional bedrooms are all doubles, two of which offer two windows allowing in plenty of natural light. The family bathroom is generous in size and boasts a four piece suite to include shower, bath, WC and wash hand basin.

Externally the rear garden is a wonderfully private space, and with it's southerly facing aspect is a real sun-trap. Mainly laid to lawn with mature borders and flower beds, there are a number of paved patio areas providing space for alfresco dining in the summer evenings. To the front of the property the driveway sits behind a gated entrance and there is a spacious lawn leading to the front door.

