



83 Ack Lane East, Bramhall

£769,000 Freehold

LARGE SOUTH-WEST FACING GARDEN • GENEROUS PLOT WITH LARGE DRIVEWAY • TANDEM GARAGE • THREE/FOUR BEDROOMS • SUPERB POTENTIAL TO EXTEND subject to planning • 0.3 MILES INTO BRAMHALL VILLAGE • WELL-PRESENTED THROUGHOUT



This marvellous home commands a substantial plot with a stunning south-west facing rear garden. A much-loved family home this property is well-presented throughout whilst also offering superb potential to extend and develop, subject to planning. Positioned minutes walk into Bramhall village this is a brilliant property in a brilliant location and is offered for sale with a short and complete onward chain.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

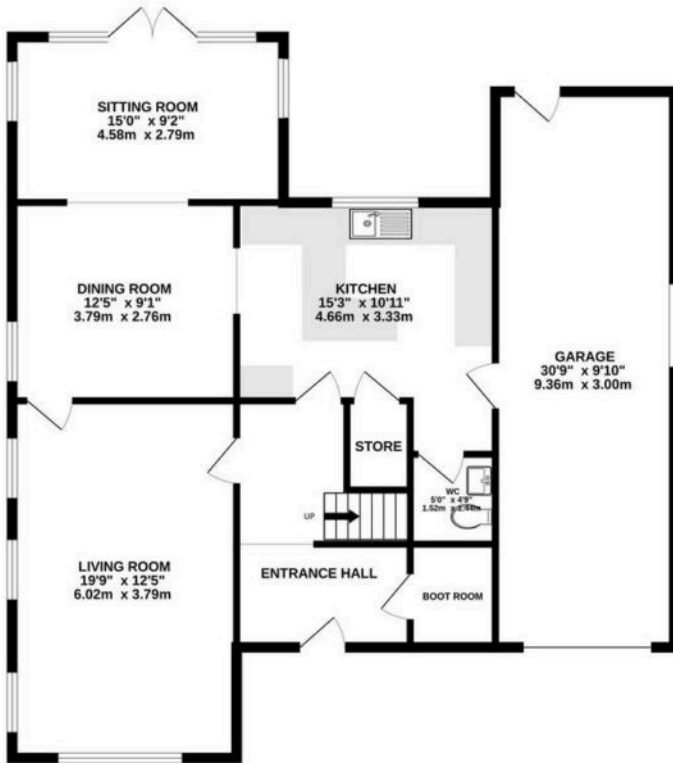
EPC Environmental Impact Rating:



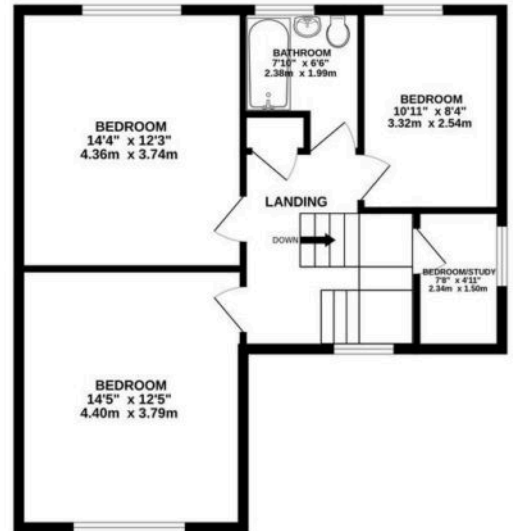
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GROUND FLOOR
1176 sq.ft. (109.3 sq.m.) approx.



1ST FLOOR
624 sq.ft. (58.0 sq.m.) approx.



TOTAL FLOOR AREA : 1800 sq.ft. (167.2 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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Sat back from the road behind mature hedging and a large driveway there is parking for 5 plus vehicles. Further parking can be found via an electric roller door into the integral tandem garage. The rear garden is a fabulous space, large in proportions and beautiful in well-stocked borders and mature trees. Sitting adjacent to other gardens allows a brilliant level of privacy, whilst the south-westerly facing aspect makes it a real sun-trap. A raised timber deck wraps around the back of the house and provides a super space for outside dining and relaxing.

Internally the property offers plenty of versatile space, ideal for growing families. The entrance hallway boasts a handy boot room and a turning staircase leading to the first floor. There are three reception rooms all with dual-aspect windows allowing in plenty of natural light. The kitchen is a good size and provides generous worktop and storage space. There is a large under stair storage cupboard and a WC that sit off the kitchen, as well as internal access into the garage. To the first floor there are three double bedrooms and a fourth single bedroom/study. The family bathroom completes the accommodation and is a three piece suite comprising bath with shower over, WC and wash hand basin. Additional storage can be found via an airing cupboard and two loft hatches off the landing.

PROPERTY MISDESCRIPTIONS ACT 1991 For clarification, Leighton Snow Agents wish to inform prospective purchasers, that we have not carried out a detailed survey, nor have we tested any of the appliances or heating system and cannot give any warranties as to their full working order. Purchasers are advised to obtain independent specialist reports if they have any doubts. All measurements are approximate and should not be relied upon for carpets or furnishings.

