

## 114 Ack Lane East, Bramhall

£585,000 Freehold

FANTASTIC 1920s SEMI-DETACHED • LARGE ROOM PROPORTIONS AND HIGH CEILINGS • SITTING ON THE BRAMHALL/CHEADLE HULME BORDER • GLORIOUS SOUTH-FACING GARDEN • DETACHED GARAGE AND STORE ROOMS • TWO RECEPTION ROOMS





This fabulous 1920's home comes to the market for the first time in 60 years. A much-loved family home sitting on a generous plot with a beautiful south-facing garden. The property sits on the Cheadle Hulme/Bramhall border and boasts large room proportions and high ceilings throughout, offering superb space for a growing family.

Council Tax band: E

Tenure: Freehold

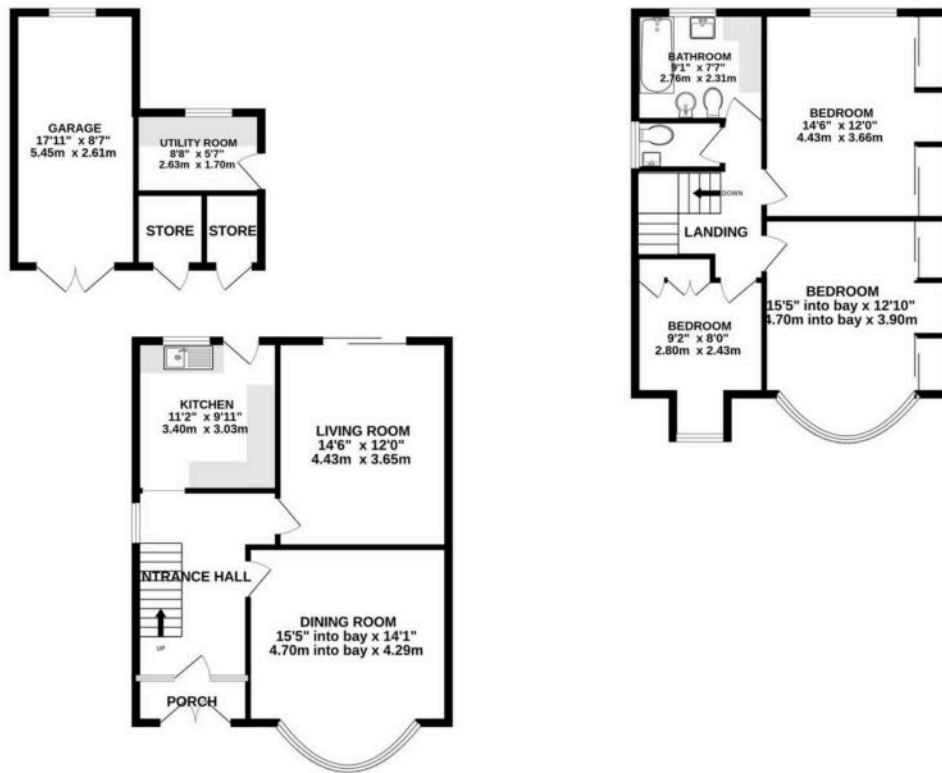


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GROUND FLOOR  
856 sq.ft. (79.6 sq.m.) approx.

1ST FLOOR  
620 sq.ft. (57.6 sq.m.) approx.



TOTAL FLOOR AREA: 1477 sq.ft. (137.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, 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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The property is sat back from the road behind mature trees allowing a good degree of privacy. There is a front lawn alongside a driveway providing off-road parking and running down the side of the house to a car porch and a detached garage. The garage is a single garage with the addition of two large storage cupboards and a utility room with electrics and plumbing. The rear garden is accessed via a wooden gate from the driveway and is a beautiful and mature garden with herbaceous borders and a south-facing aspect. Offering an excellent degree of privacy this is a wonderful plot.

Internally the property boasts large and well-proportioned rooms over two floors. To the ground floor a generous entrance hall provides a warm welcome and leads to two reception rooms and the kitchen. Stained glass, bay windows and high ceilings provide plenty of character charm. To the first floor there are two substantial double bedrooms with fitted storage, and a third single with a lovely square bay and more fitted storage. The family bathroom boasts a four piece suite and sits alongside an additional WC.





