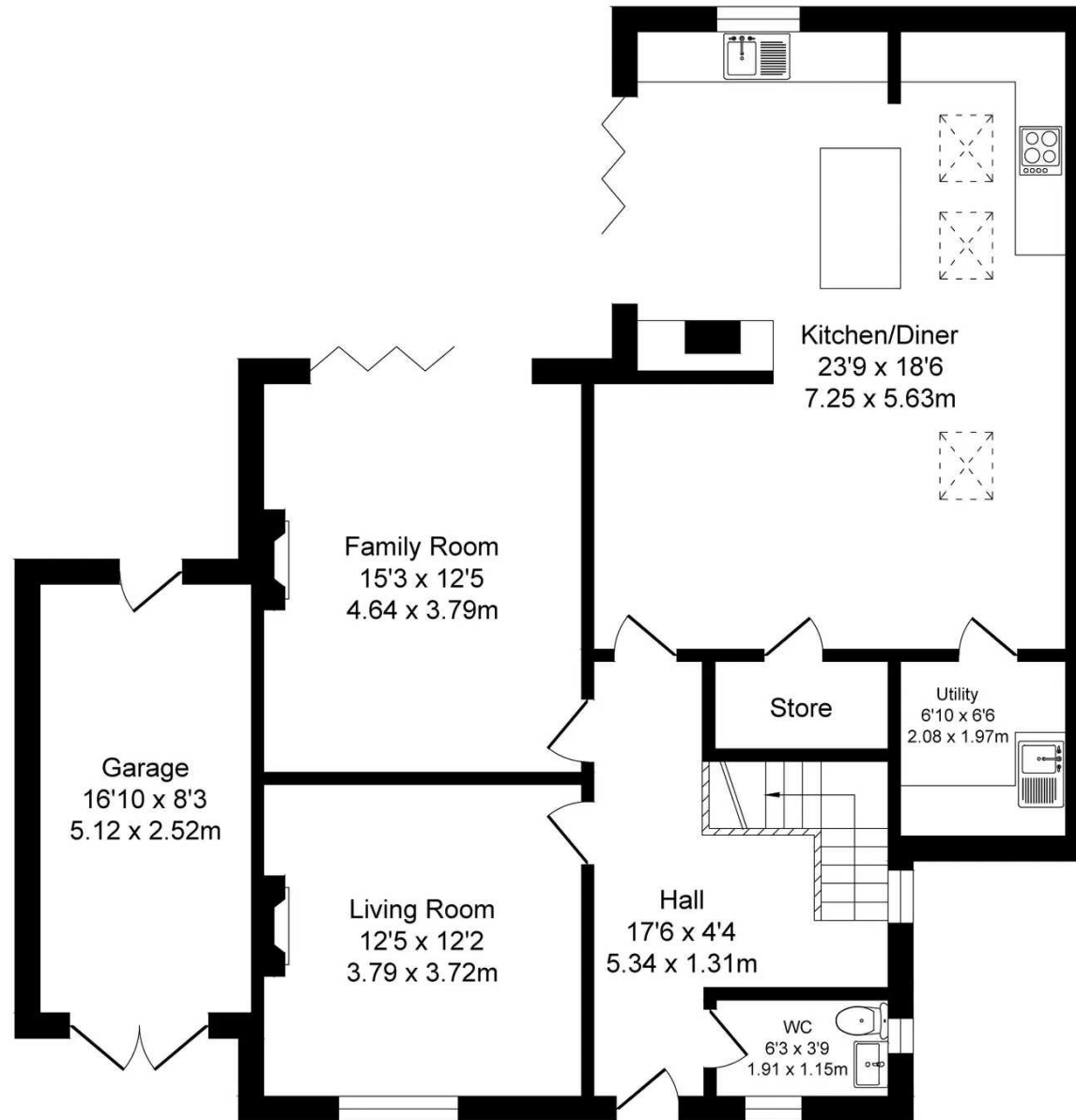




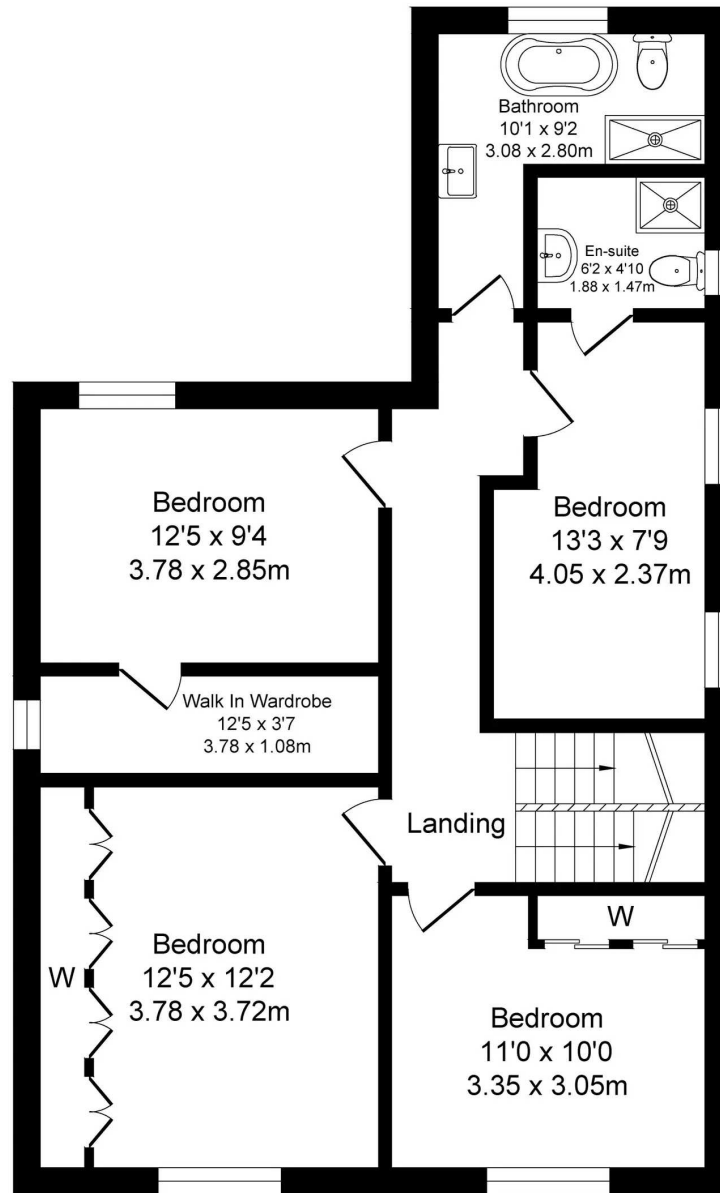
142 Moss Lane, Bramhall - SK7 1BQ
£1,095,000



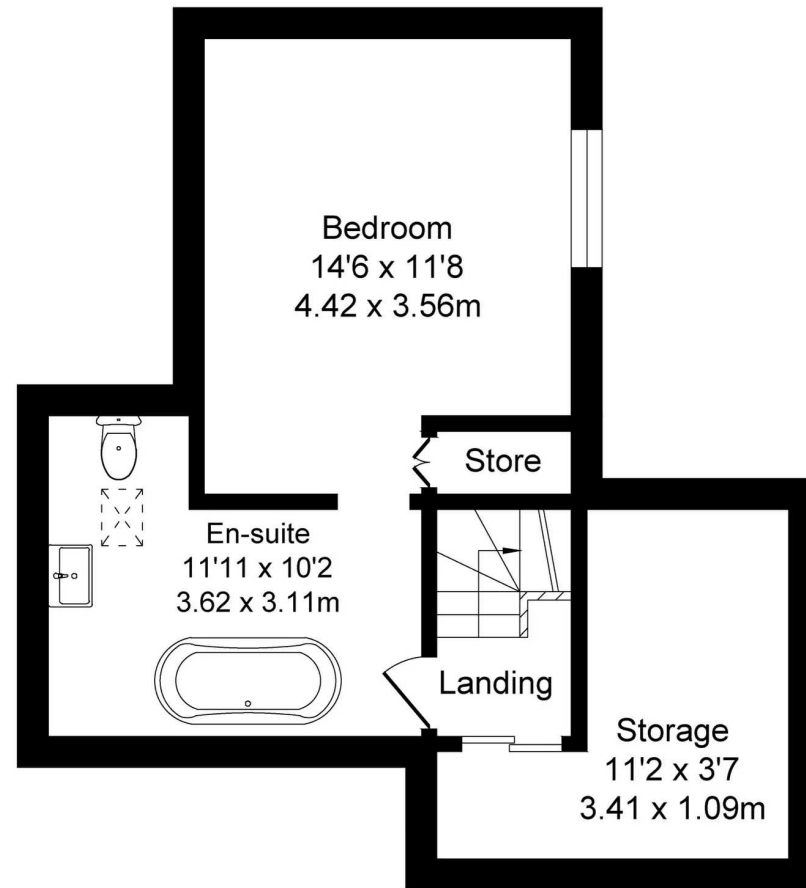


Ground Floor

Approx. Floor
Area 1183 Sq.Ft
(109.9 Sq.M.)



First Floor
Approx. Floor
Area 817 Sq.Ft
(75.9 Sq.M.)



Second Floor

Approx. Floor
Area 404 Sq.Ft
(37.5 Sq.M.)



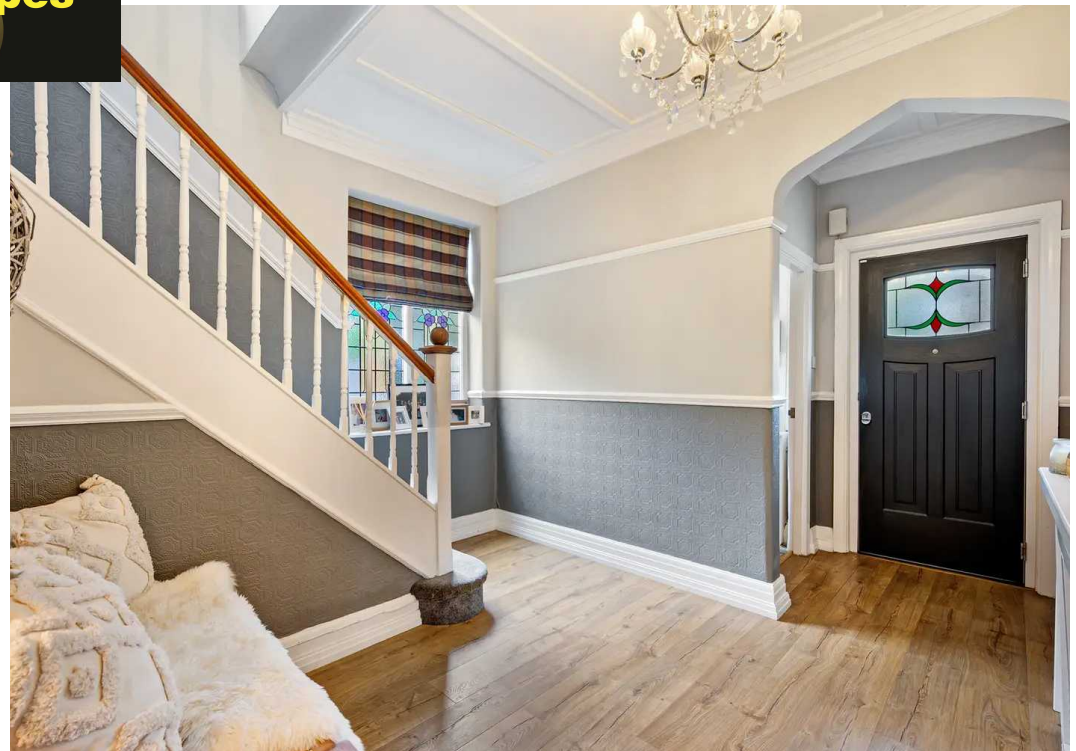
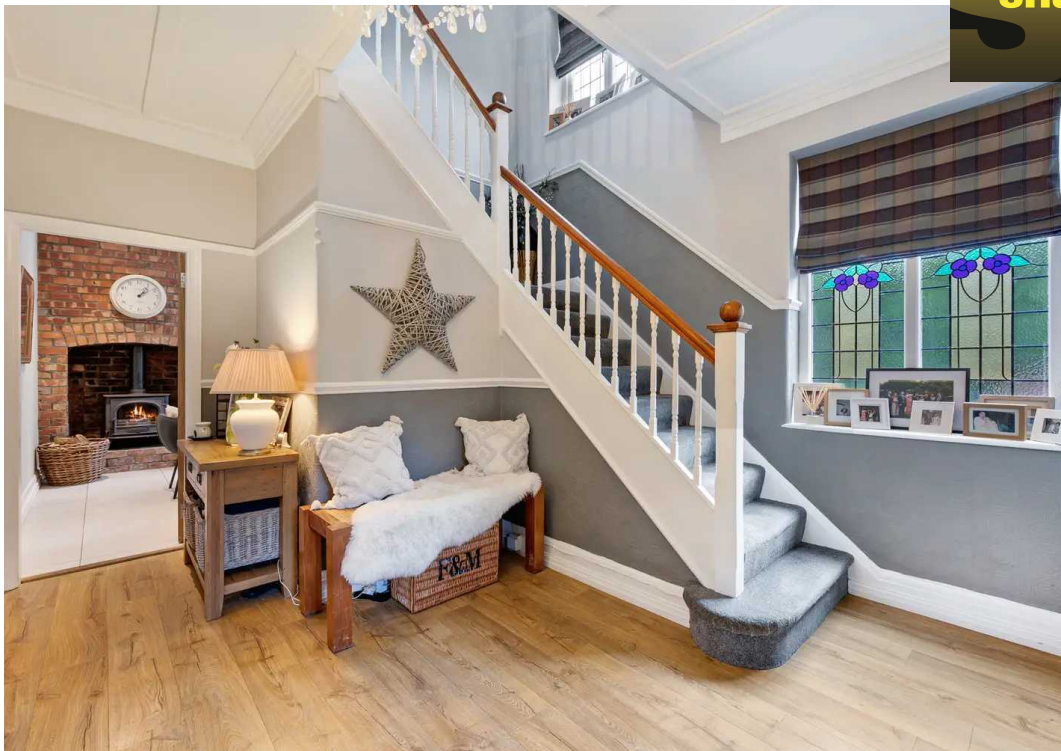
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142 Moss Lane

Bramhall, Stockport

- Stunning 5 Bedroom Detached Home
- 3 Bathrooms (inc 2 En-suites)
- 3 Reception Rooms
- Contemporary & Stylish Dining Kitchen
- Separate Utility Room
- Downstairs WC
- Fantastic Corner Plot
- Close to Bramhall Village
- Excellent Frontage inc Driveway & Garage

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



We are delighted to offer for sale this stunning detached home which has accommodation spanning over 3 levels, offering spacious and versatile living area, which are presented to the highest of standards.

Whilst reading this brief description of the property and outside space, we strongly advise you look at our photographs and floorplans to get a good understanding of the size, layout, plus style and design of the property. We simply do not have enough space to fully describe every detail of this stunning home, so better still call Snapes on 0161 440 8700 to arrange a guided tour of this beautiful home with turn-key accommodation. You won't be disappointed.

The Location:

The property is located on Moss Lane, meaning you have direct and easy access to the very heart of Bramhall. Commuter links run close by, with bus routes, Bramhall Train Station, and motorway network links readily available, plus schools at both Primary and Secondary level within easy reach.

The Plot:

The property is positioned on a fabulous plot which is enclosed with mature borders adding privacy. To the front there is ample off-road parking on the block stone driveway, plus side space with lawn area and main rear garden which is made up of several feature areas. You have a patio area abutting the home and providing a lovely space for outside entertaining, directly accessible from the dining kitchen or rear sitting room, and then you have a further strategically placed patio beneath the Pergola which enjoys the South Westerly aspect and provides another charming place to enjoy the garden. Most of the rear garden is made up lawn area which is ideal for families.

Accommodation:

Ground Floor:

You first enter the home via the front door and step into a gorgeous reception hall which really sets the tone for the stunning interior. A quarter turn staircase leads to the first floor, and access to the main reception rooms and a downstairs toilet, with low level WC and wash hand basin can be gained via the hall.

Then you have the front living room (see photos) which boasts impressive measurements and has views to the front aspect, plus a second separate family lounge (labelled as a family room on the floorplan) which has bi-fold doors leading out to the rear patio area as mentioned above. Both reception rooms have feature fireplaces, with the front reception room having a log burner and the rear reception room a living flame cast iron inset gas fire within wood surround and mantel. Both these rooms also have decorative ceiling moulds and picture rails adding a character feel to the space.

Then you have the open plan, family dining entertaining kitchen also accessed via the entrance hall. The first section of this room as you enter is used as the dining section and has an exposed brick chimney breast with multi-fuel burner inset and tiled flooring which follows through into the spacious, extended, and contemporary design kitchen area.

Ideal for entertaining (see photos) this open plan space boasts a light bright and airy feel, with stylish kitchen units fitted, including a centre island workstation incorporating dining bar. The handle free design and gloss front units are complemented by the roof windows which shed light down into the room and make this a fabulous family area. Towards one end of the kitchen space, you also have a window into the rear garden and bi-fold doors which lead out to the same patio area as the lounge/family room does, which again adds to the entertaining space and really brings the outside space and internal space together. Off the kitchen you will also notice there is a utility room, with space for fitted appliances, plus a useful store area adjacent to the utility room. (See floorplan and photos).

First Floor:

On the next level of accommodation off the landing space you have four double bedrooms, plus 2 bathrooms and a walk-in wardrobe/closet off one of the bedrooms. The largest bedroom on this level faces the front aspect and has wardrobes fitted to one wall, whilst the second largest on this level has views over the rear garden and access into a walk-in storage closet which spans the width of the bedroom (12ft5). This space is brilliant as a walk-in wardrobe, but with some thought, could easily become an ensuite if another bathroom is preferred.

There is then another bedroom to the front aspect and the final bedroom on this level has two windows to the side elevation and access to its own ensuite shower room, which is fitted with a modern stylish suite, comprising wash hand basin, low level WC, and shower (see photos). The first-floor accommodation is finished off with the family bathroom which has four-piece suite comprising bath, separate shower, wash hand basin and low-level WC (see photos) and has a window looking out over the rear aspect.

Second Floor:

Accessed via a return staircase from the first floor landing you have another superb level of accommodation, with a double bedroom and ensuite bathroom. The bedroom has space saving modern fitted storage solutions and an open way into the ensuite bathroom area which is stunning (see photos)

Material Information Part A:

- **Rent Charge:** £8 perpetual yearly rent charge shown on Land Registry

Material Information Part B:

- **Property Construction:** Brick Built with Tiled Roof (Tiled may including Slate).
- **Electricity Supply:** Yes. **Water Supply:** Yes. **Sewerage:** Mains.
- **Heating:** Gas Central Heating (Refer to EPC)
- **Broadband:** According to ThinkBroadband Checker FTTP and/or FTTC is available dependent on Provider.
- **Mobile Signal/Coverage:** Voice & Data Available dependent on Provider

Material Information Part C:

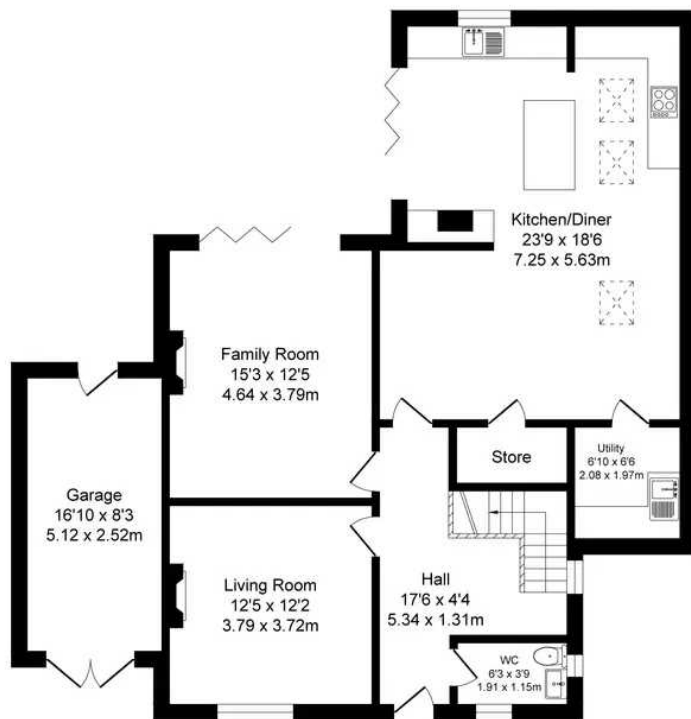
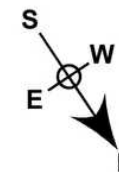
- **Restrictions:** Yes - Please contact the office for a copy of the Land Registry Title
- **Rights and Easements:** Please contact the office for a copy of the Land Registry Title
- **Flooded:** We have been advised the property has never suffered from Flooding during their ownership.
- **Flood Risk Rivers & Sea:** Very low risk **Flood Risk Surface Water:** Low risk (See link to check below).
- **Planning Permission:** See Note Below

Material Information has been sourced from various official and 3rd party sources. For more information please email " compliance @ snapes . co . uk " with the specific property your enquiry relates to. We strongly advise you consult a Solicitor and/or a surveyor and carry out your own research on the information provided to ensure there have been no changes since the information was sourced as we do not check for changes which may happen after the listing was made available. For broadband/mobile services we urge you to contact your provider to ensure your the service you need and your device is compatible. Human error by 3rd party data inputters, and a lag in data being transposed to digital records are some of the reasons the above information may be outdated before or after you view. **Local Planning Applications & Planning Search** Planning Application Search will not be added until the first interest party asks for this information, This is so the planning search is as recent as possible. If local planning applications are important to you in making a decision please contact the office for a copy of the search we have or so we can order the first one if you are the first person asking. We will only order one search per property and advise you have your own done as part of your purchase conveyance whether you have read ours or not.

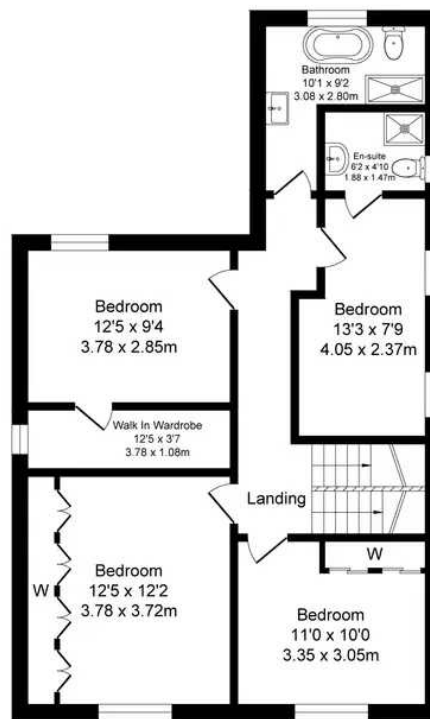
Marketing Disclaimer: Our floor plan may not show some small recess areas, support posts or chimney breasts and any floor area or total area measurements quoted will include all the areas shown on the floor plan, unless otherwise noted, inc attached or integral garages. We do not recommend you use our floor plan to decide on buying carpets or furniture without measuring the space yourself, as skirting boards may alter the space you require because we measure above skirting board level. No appliances including heating and electrics have or will be tested by Snapes Estate Agents and we cannot be held responsible for a seller changing or removing fittings which are currently shown or mentioned in our marketing. **Images Including Videos:** Our photos and videos are provided to show the property in the best possible light and may have had some editing enhancements to improve the quality of the photo. The photos should not be used as an indication of what is included in the sale, both internally and externally. We strongly advise you consult with the Fixture and Fittings Form provided by the seller's solicitor once a sale has been agreed, or when offering make it known to the office or your solicitor if there are any items you expect or want to be left, so this can be agreed prior to a sale progressing.

Moss Lane, Bramhall
 Total Approx. Floor Area 2404 Sq.ft. (223.3 Sq.M.)

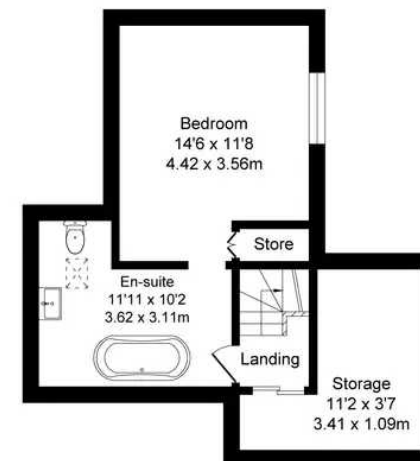
Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Ground Floor
 Approx. Floor Area 1183 Sq.Ft (109.9 Sq.M.)



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 Approx. Floor Area 817 Sq.Ft (75.9 Sq.M.)



Second Floor
 Approx. Floor Area 404 Sq.Ft (37.5 Sq.M.)

Snapes Estate Agents Bramhall

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