

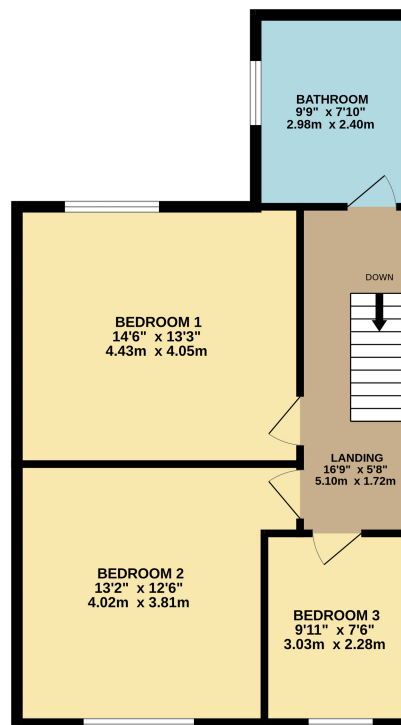
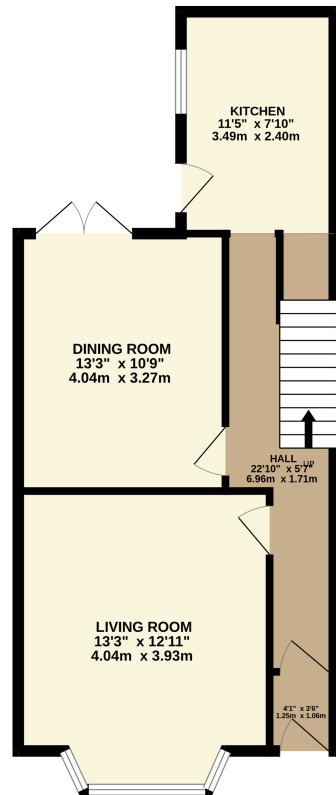


**FLOOR LAYOUT**

Not to Scale - For Identification Purposed Only

GROUND FLOOR  
533 sq.ft. (49.5 sq.m.) approx.

1ST FLOOR  
610 sq.ft. (56.7 sq.m.) approx.



TOTAL FLOOR AREA: 1143 sq.ft. (106.2 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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**Features**

- Substantial Period Mid Terraced
- 2 Large Reception Rooms
- Enclosed Lawned Gardens
- Delightful Period Features
- Highly Sought After Location

This substantial period mid terraced is simply brimming with period charm and character and is being offered For Sale with no onward chain. The property is situated in a popular and convenient location close to local amenities in Hazel Grove and enjoys a good size

plot which features a walled garden frontage and beyond which is delightful enclosed lawned garden to the rear. An internal inspection is essential to fully appreciate both the grand scale accommodation on offer together with its period features conducive with its

age including fireplaces, ceiling coving and high ceilings. This amazing size home offers outstanding ongoing potential to create a long term family home and will appeal to a wide range of buyers given the ongoing potential.



Bramhall Moor Lane is ideally situated in the heart of Hazel Grove and is within easy access of local shopping facilities, Stepping Hill Hospital, public transport links and excellent schools. If you are looking for a property of significant proportions with period charm and character it doesn't come much better. The accommodation on offer briefly comprises : Enclosed entrance porch, impressive entrance hall with stairs leading to the first floor, front living room with feature central fireplace and bay fronted window, separate formal dining room with French doors leading to the rear garden and fitted kitchen. To the first floor a galleried landing leads to 3 bedrooms and a 3 piece wet room. There are delightful lawned gardens to the rear with useful brick built storage areas and a good size garden frontage with potential to create off road parking (subject to the necessary consents).

