



Moss Bank | Bramhall | SK7 1HA

EDWARD
mellor



Features

- Substantial & Remodelled Detached Home
- Attached Independent Annex
- Highly Sought After Location
- 4 Double Bedrooms + 2 Bed Annex
- 3 Main Reception Rooms

A warm welcome to Moss Bank in the highly affluent suburb of Bramhall. This executive style and thoughtfully remodelled detached residence offers unique and expansive living accommodation over 2 floors and is ideally suited to the needs of a growing family with the useful addition of a self contained 2 bedroom annex to the side

which also makes it suitable for multigenerational living. The property enjoys a select and highly regarded cul de sac position of exclusively detached homes and is perfect for those looking for a long term family home. The main residence features 3 formal reception areas, 4 genuine double bedrooms and has both internal and external

access to the self contained 2 bedroom apartment. This well cared for home also enjoys private grounds with ample parking and well tended gardens to the rear whilst standing on a plot of approx 0.14 acres. Viewing essential.

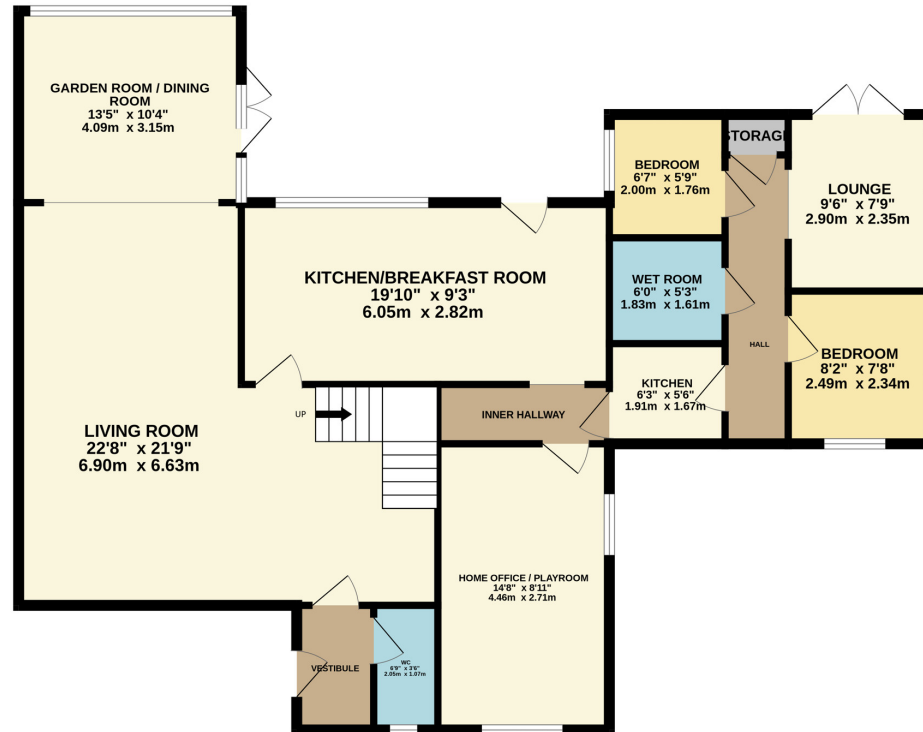


Moss Bank is situated off "Old Moss Lane" and is just a short walk to Bramhall Village, excellent schools including Moss Hey Primary School and good public transport links for the commuter. Our proud vendors are willing to consider a part exchange opportunity in the immediate surrounding areas. The accommodation on offer briefly comprises : To the main residence : Enclosed entrance vestibule, useful downstairs WC, impressive L shaped living room which is ideal for entertaining, connecting garden room / sun room with doors to the rear garden, home office / playroom, attractively fitted dining kitchen and inner hallway to the self contained apartment. To the first floor, a galleried landing leads to 4 double bedrooms (2 with fitted wardrobes) and a 4 piece family bathroom suite. The apartment has a welcoming entrance hall which is accessed externally or internally from the main residence together with 2 bedrooms, living room, superbly fitted wet room and kitchen. In addition there is an abundance of off road parking to the front of the property and private and well tended lawned gardens to the rear.

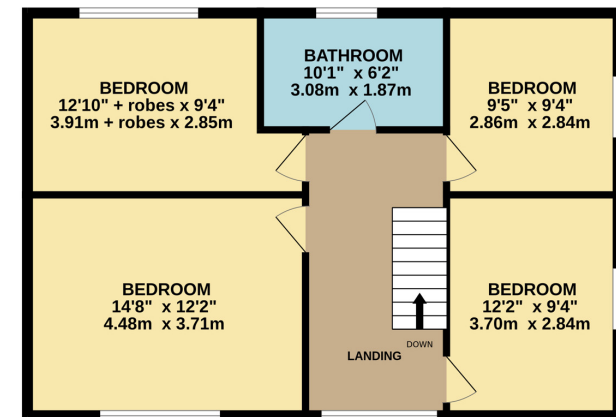
FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

GROUND FLOOR
1239 sq.ft. (115.1 sq.m.) approx.



1ST FLOOR
693 sq.ft. (64.4 sq.m.) approx.



TOTAL FLOOR AREA : 1932 sq.ft. (179.5 sq.m.) approx.

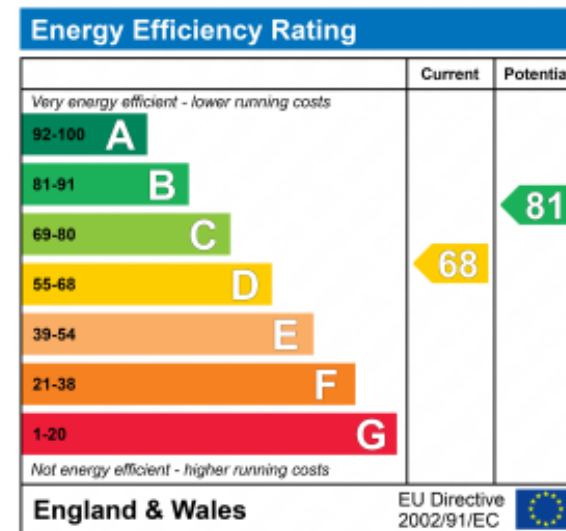
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Important Information

- Council Tax Band: F
- Tenure: Freehold

EPC Rating



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