

115 Moss Lane

Bramhall, Cheshire, SK7 1EE



*mosley jarman*



## 115 Moss Lane, Bramhall, Cheshire, SK7 1EE

**Offers in the Region of £800,000**

Video Tour available- A superbly presented, extended and remodelled four double bedroom, two bathroom detached family home situated on a sought-after tree-lined road locally known as 'Old Moss Lane'. The property is located within walking distance of Bramhall village and train station and also within the school-catchment area for Moss Hey Primary School and Bramhall High School. In addition this fantastic family home benefits from UPVC double glazing and gas fired central heating (run by a combination boiler). The accommodation includes; an entrance hallway (with storage under the stairs), a walk-in cloaks room and downstairs WC with sink), living room (with dual aspect windows and Heta Multifuel 5kw stove), stunning living kitchen (equipped with breakfast bar, stylish wall and base units, granite worktops, built-in 'Siemens' oven, microwave, induction hob and extractor fan along with a fridge/freezer and dishwasher, walk-in pantry and spacious living and dining interchangeable areas with two sets of French doors providing access onto the rear garden), utility room (with space for multiple appliances). To the first floor, there is a landing (with loft access and pull down ladder- the loft is boarded), master bedroom (with fitted wardrobes and Velux window), stylish ensuite (with a walk-in deluge shower and heated towel rail), three further double bedrooms (two with fitted wardrobes) and a contemporary family bathroom (white three piece suite including a panelled bath with overhead shower).



- Extended & Remodelled Detached Home
- Four Double Bedrooms and Two Bathrooms
- Screened and Landscaped Rear Garden
- Gated Driveway with Off-Road Parking for Several Cars
- Utility Room, Walk-in Pantry and Walk-In Cloaks Room
- Spacious Modern Garden-Facing Living Kitchen
- Popular 'Old Moss Lane' Tree-Lined Location
- Convenient Access to Local Amenities and Transport Links
- Stylish Fixtures and Fittings Throughout
- Attached Garage



### The Grounds & Gardens

To the front of the property there is a gated driveway with landscaped borders that provides off-road parking for several cars. The driveway leads to an attached garage and provides access to both sides of the property. To the rear of the property there is a large landscaped garden that is screened from being overlooked (with raised patio seating area, water feature and picket-fenced pet area).

### The Location

Bramhall is an attractive, leafy and affluent village with a population of around 25,500, situated 11 miles to the south of Manchester. A suburb that has emerged on a 'rich list' as 4th most expensive in house prices around Greater Manchester. Bramhall has a strong village community spirit (voted 'least lonely' and the 'friendliest' place to live in Britain), playing host to a Summer Festival, Light Up Bramhall winter festival and numerous community-centred events. Bramhall plays host to many restaurants, bars and coffee shops. Restaurants are joined by drink and dine venues to create a vibrant nightlife for a modest village. At the more relaxed end of the spectrum lie quality coffee

shops. Bramhall Hall is the area's most famous landmark, one of England's greatest 14th century manors. Centre piece to Bramhall Park, it is set in 70 acre grounds of parkland, woods, lakes, and gardens, playing host to its own 5K Run. Ladybrook (Happy) Valley, an ancient wooded river and nature reserve provides another 17 hectares of peaceful walks and recreational space. Enjoy sports at Bramall Park Golf Club, Bramhall Golf Club, Bramhall Lane Lawn Tennis Club, Bramhall Park Lawn Tennis Club and Stockport Hockey Club and keep fit at Total Fitness or David Lloyd. Manchester International Airport is just 6 miles away, Bramhall Railway Station is on the main line from Manchester to London via Macclesfield and Stoke on Trent, with local trains bound for Manchester Piccadilly also stopping at Bramhall and it's just 23 minutes into the city centre. Bramhall is easily accessible via M60 and M6 motorways and local buses are plentiful.

Postcode: **SK7 1EE**

What 3 Words: **gold.bike.open**

Council Tax Band: **E**

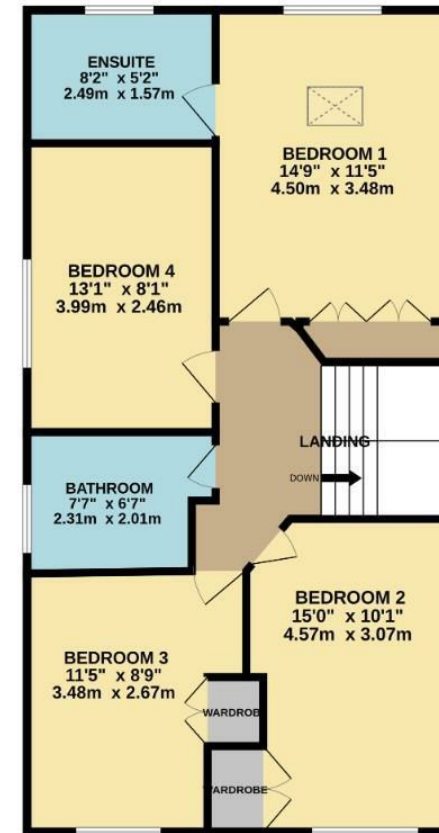
EPC Rating: **C**

Tenure: **Freehold**

GROUND FLOOR  
1051 sq.ft. (97.6 sq.m.) approx.



1ST FLOOR  
816 sq.ft. (75.8 sq.m.) approx.



TOTAL FLOOR AREA: 1867 sq.ft. (173.4 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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