

100 Kitts Moss Lane

Bramhall, Cheshire, SK7 2BQ



mosley jarman



**100 Kitts Moss Lane, Bramhall,
Cheshire, SK7 2BQ**

£550,000

An attractive and extended four bedroom Victorian semi-detached family home situated in a central Bramhall location within a short walk of Bramhall village, train station and within the school catchment area for Moss Hey Primary School and Bramhall High School. The property benefits from gas fired central heating, part UPVC double glazing and has fantastic potential for further extension and remodelling (subject to planning consent). The accommodation includes; entrance hallway, sitting room, dining kitchen (fitted with matching wall and base units, space for appliances and under stairs storage/pantry) and spacious living/ dining room (with access to the garden). To the first floor is a landing, dual aspect master bedroom, three further bedrooms (one with access to a loft room) and a family bathroom (with airing cupboard).



- Extended period family home
- Central Bramhall location
- Two reception rooms
- Attached garage
- Four bedrooms
- School catchment area for Moss Hey Primary School
- Off road parking
- well established gardens



The Grounds & Gardens

To the front of the property is a driveway (which provides off road parking) and leads to an attached garage (with up and over door and rear door which provides access to the garden). To the rear of the house is a large, well maintained and well established garden (with lawn, patio and planted shrubs and borders). In addition there is also a separate washroom with w/c.

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 it's 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 Bramhall Park 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.

Important Information

Heating - Gas central heating (radiators)
 Mains - Gas, Electric, waters and drains
 Property Construction- Brick built with tiled roof
 Flood Risk - Very Low Risk (Surface water), Very Low Risk (sea and rivers)**
 Water Meter- Yes
 Freehold
 Broadband providers - Openreach- FTTP (Fibre to the Premises). You may also be able to obtain broadband service from these Fixed Wireless Access providers covering your area for EE, Three*
 Mobile providers- Mobile coverage at the property available with all main providers*.
 * Information provided by Ofcom checker and isn't guaranteed. Mosley Jarman take no responsibility for inaccuracies and advise potential buyers to do their own checks before committing to purchase.
 ** Information provided by GOV.UK

Postcode: **SK7 2BQ**

What 3 Words: **cave.fonts.dreams**

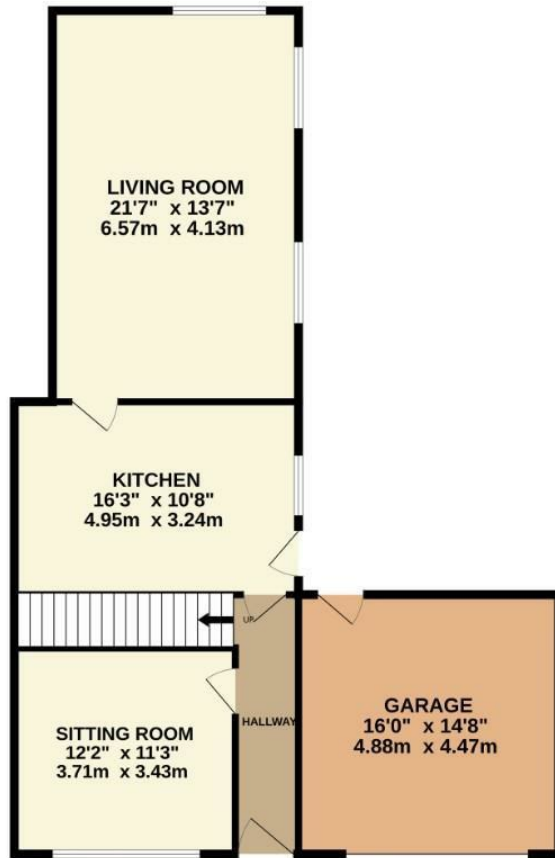
Council Tax Band: **E**

EPC Rating: **F**

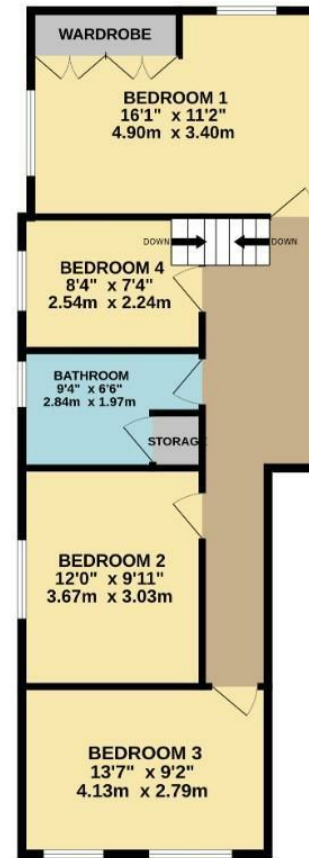
Tenure: **tbc**

Freehold

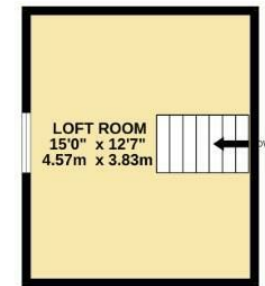
GROUND FLOOR
887 sq.ft. (82.4 sq.m.) approx.



1ST FLOOR
697 sq.ft. (64.8 sq.m.) approx.



2ND FLOOR
189 sq.ft. (17.5 sq.m.) approx.



TOTAL FLOOR AREA: 1773 sq.ft. (164.7 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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