

# 3 Moss Bank

Bramhall, Cheshire, SK7 1HA



*mosley jarman*





## 3 Moss Bank, Bramhall, Cheshire, SK7 1HA

**Offers Over £750,000**

Video Tour available- A spacious and remodelled four double bedroom detached family home with an attached two bedroom self-contained apartment makes this a superb multigenerational property. Located in a small, quiet cul-de-sac in a sought-after location off 'Old Moss Lane', the property is conveniently positioned within a short walk of Bramhall Village and Bramhall train station. It is in the school catchment area for Moss Hey Primary School and Bramhall High School and benefits from UPVC double glazing, gas-fired central heating run by a combination boiler, with off-road parking and established rear gardens which are southwest facing. The original attached garage has been converted into a self-contained apartment. The main accommodation includes; an entrance hallway, downstairs toilet, a spacious living room opening on to the dining/ garden room with access to, and views of the garden. The main accommodation also includes a playroom/ home office, a dining kitchen fitted with matching wall and base units and space for appliances and an inner hallway with storage cupboard and access to the garage conversion. The first-floor accommodation of the main property includes a spacious landing, four double bedrooms two benefitting from fitted wardrobe and a family bathroom with matching sanitary ware, an airing cupboard and loft access. The apartment can be accessed via the house, but it also has its own private entrance which is accessed from the driveway which is at the front of the house. The garage was converted under permitted development and complies with current building regulations (Building Reg Approval ref FP/23/002562). The accommodation of the apartment consists of two bedrooms, kitchen, a contemporary wet room and a living room with French doors onto the garden.



- Remodelled four double bedroom detached family home
- Additional two bedroom apartment making this a superb Multigenerational home
- Well established South West facing garden
- Well presented throughout
- Situated in a small, quiet cul-de-sac in a sought-after location off 'Old Moss Lane'
- Natwest HPI of £973,000
- School catchment area for Moss Hey Primary School
- Freehold- Subject to a perpetual yearly rent charge of £15





### The Grounds & Gardens

To the front of the house is a driveway which provides off road parking for several cars. To the rear of the property is a well established South West facing garden (with lawn, patio and planted shrubs and borders).

### 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 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.

### 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-Present at Property

Freehold- Subject to a perpetual yearly rent charge of £15

Building Reg Approval for garage conversion 2024 ref FP/23/002562

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\*. (Some limited indoor coverage).

\* 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 1HA**

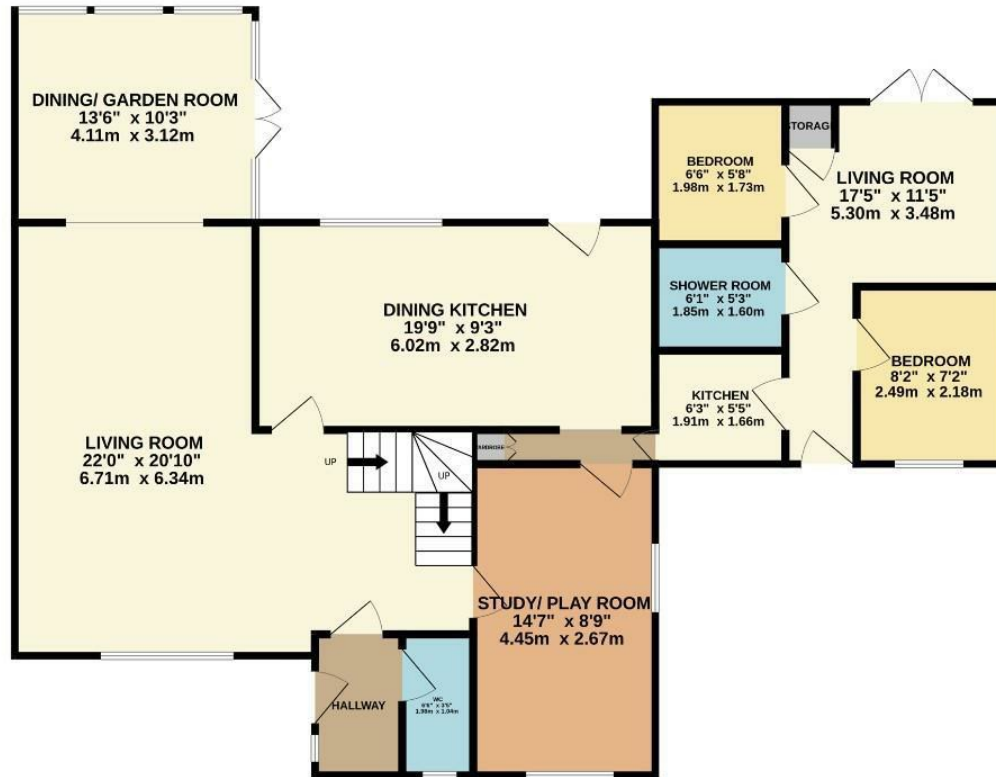
What 3 Words: **grids.cube.chain**

Council Tax Band: **F**

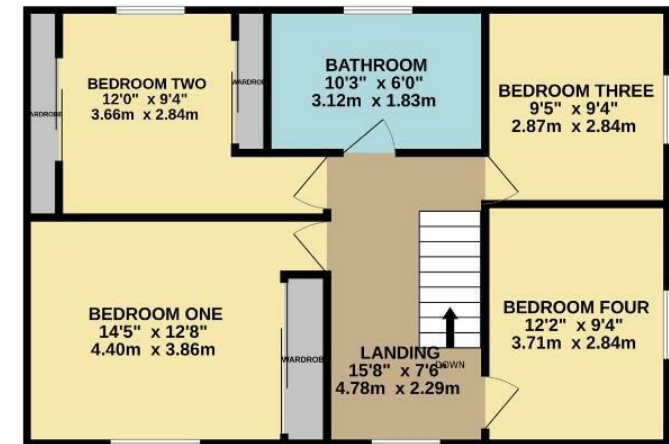
EPC Rating: **D**

Tenure: **Freehold**

GROUND FLOOR  
1144 sq.ft. (106.3 sq.m.) approx.



1ST FLOOR  
640 sq.ft. (59.5 sq.m.) approx.



TOTAL FLOOR AREA : 1784 sq.ft. (165.8 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.  
Made with Metropix ©2024

226 Moss Lane, Bramhall, Cheshire, SK7 1BD

Email: [bramhall@mosleyjarman.co.uk](mailto:bramhall@mosleyjarman.co.uk)

T: 0161 439 5658  
[www.mosleyjarman.co.uk](http://www.mosleyjarman.co.uk)

*mosley jarman*

PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.