

ANY  
PART EXCHANGE  
WELCOME



Moss Lane  
Bramhall, SK7 1EH

SHRIGLEY ROSE & CO  
Bespoke Estate Agents



## Moss Lane, Bramhall, SK7 1EH

Nestled in the heart of a sought-after neighbourhood in Bramhall, this spacious and inviting detached bungalow presents an enticing opportunity for those seeking a blend of comfort and convenience, with a real potential for expansion. As you approach the home a welcoming sight awaits with a generous driveway framed by a beautifully adorned front garden, setting the tone for the charm and tranquillity within. Stepping through the front door, you're greeted by a light-filled hallway that guides you through the home. To the right, a cosy double bedroom offers a peaceful retreat, while adjacent lies a capacious living area. Turning left from the hallway reveals practicality meeting elegance, with a spacious utility room providing ample space for tackling everyday chores effortlessly. Nearby, the family bathroom beckons with promises of relaxation, boasting a soothing bath alongside a separate shower for added convenience.

Continuing the journey through this well-appointed abode, a master bedroom exuding sophistication, complete with built-in wardrobes and a dressing table, offering both style and functionality. Nearby, a dining room awaits, overlooking the lush rear garden, offering a picturesque backdrop for mealtime gatherings. Adjacent to the dining room, another bedroom, currently serving as an office, presents endless possibilities to tailor the space to one's unique needs and preferences. Meanwhile, the thoughtfully designed kitchen to the front, stands ready to inspire culinary delights, equipped with a gas cooker and hood, along with ample room for freestanding appliances.

Convenience is further enhanced with the inclusion of a downstairs toilet and a storage cupboard, ensuring practicality remains at the forefront of daily life. As you venture into the rear of the property, a delightful surprise awaits in the form of a conservatory, offering panoramic views of the fabulous large South-facing garden, complete with a tranquil pond and a patio area ideal for alfresco entertaining. Moreover, the loft space, fully insulated and boarded, presents an exciting opportunity for expansion, spanning the full width of the house with ample ceiling height, hinting at the possibility of transforming this already impressive bungalow into a multi-level haven, tailored to meet evolving lifestyle needs.

Beyond its walls, Moss Lane's enviable location places it within easy reach of Bramhall's bustling town centre, where an array of amenities awaits, from shops and eateries to leisure facilities. Additionally, the proximity to Moss Hey Primary School adds an extra layer of convenience for families, ensuring educational needs are effortlessly met. In summary, this bungalow in Bramhall encapsulates the essence of modern living, offering a harmonious blend of comfort, convenience, and potential for further enhancement.



## Moss Lane, Bramhall, SK7 1EH

### The Current Owners Love:

- The peacefulness of the area, so quiet and friendly
- Garden is a peaceful haven, lovely views in the summer months with the greenery
- Being so close to Bramhall village and all its amenities

### We Have Noticed:

- There is a large redevelopment opportunity. This bungalow could be turned into a house, given the loft space could be converted to a large living area.
- This home is in a beautiful position, walking distance to Bramhall Village and close to all the high achieving schools.
- The large rear south facing garden is very peaceful, private and secure.







### Key Features:

- NO CHAIN
- A detached three bedroom, two bathroom bungalow
- Four good sized reception rooms
- Situated on one of Bramhall's most sought after roads 'Old Moss Lane'
- Close to excellent local schools and walking distance of Bramhall Village
- Scope to create the perfect family home
- Beautiful spacious gardens to front and rear

**Tenure:** Freehold

**Council Tax Band:** F

**Possession:** Vacant possession upon completion

**Total Floor Area:** 1746

**Viewing:** Strictly by appointment only through Shrigley Rose & Co

# Property Summary:

## GROUND FLOOR

**Porch** 5'0" x 2'5" (1.52m x 0.74m)

**Hallway** 13'10" x 13'9" (4.22m x 4.19m)

**Living Room** 15'10" x 11'5" (4.83m x 3.48m)

**Dining Room** 9'10" x 8'10" (3m x 2.69m)

**Sitting Room** 18'5" x 7'10" (5.61m x 2.39m)

**Kitchen** 17'5" x 10'0" (5.31m x 3.05m)

**Utility Room/Shower Room** 10'10" x 6'11" (3.3m x 2.11m)

**Conservatory** 17'9" x 8'5" (5.41m x 2.57m)

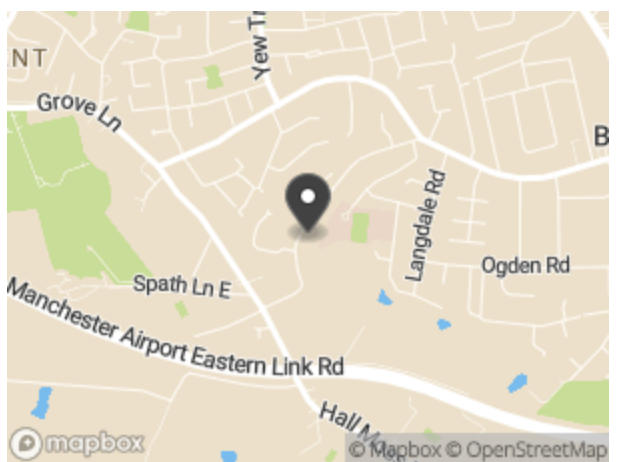
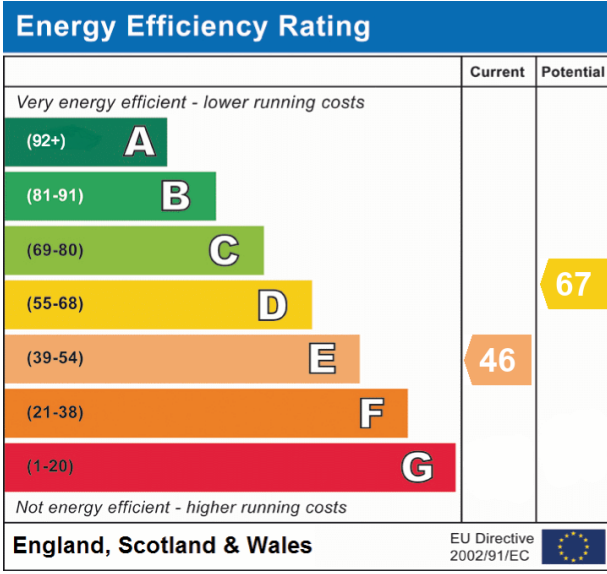
**Bedroom One** 14'10" x 10'0" (4.52m x 3.05m)

**Bedroom Two** 12'10" x 10'5" (3.91m x 3.18m)

**Bedroom Three** 12'5" x 7'10" (3.78m x 2.39m)

**Bathroom** 6'10" x 5'5" (2.08m x 1.65m)

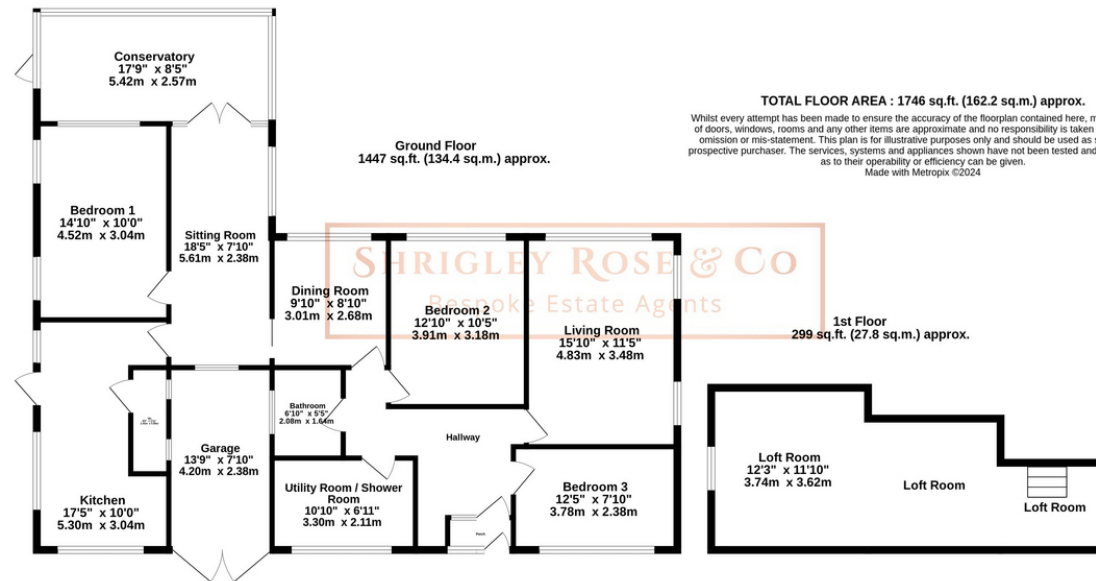
**Garage** 13'9" x 7'10" (4.19m x 2.39m)







DID YOU KNOW...? YOU CAN PART EXCHANGE YOUR CURRENT HOME FOR THIS PROPERTY... HASSLE FREE.



**TOTAL FLOOR AREA : 1746 sq.ft. (162.2 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.  
Made with Metropix ©2024



4 Ravenoak Road, Cheadle Hulme, SK8 7DL

Tel: 0161 425 7878

Email: [hello@shrigley-rose.co.uk](mailto:hello@shrigley-rose.co.uk)

[www.shrigley-rose.co.uk](http://www.shrigley-rose.co.uk)

MONEY LAUNDERING REGULATIONS 2017 Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. THE PROPERTY MISDESCRIPTIONS ACT 1991 We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars, whilst believed to be accurate are set out as a general guideline and do not constitute any part of an offer or contract. Intending Purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.