

ANY  
PART EXCHANGE  
WELCOME



Moss Lane  
Bramhall, SK7 1BG

SHRIGLEY ROSE & CO  
Bespoke Estate Agents



## Moss Lane, Bramhall, SK7 1BG

This immaculate three-bedroom semi-detached family home offers an exquisite living experience, starting with its gated driveway providing convenient off-road parking. As you approach the house, a spacious porch welcomes you, ideal for organising coats and shoes before entering the hallway. The hallway boasts original wooden flooring that has been carefully restored, a stylish downstairs WC tucked neatly beneath the stairs, a storage cupboard, and elegant picture rails. The living room is adorned with original wooden flooring, picture rails, and features a cosy log burner, creating a warm and inviting atmosphere and a beautiful bay window. The kitchen is a chef's delight, equipped with high gloss wall and base units, an island, and integrated appliances including a double oven, combi microwave, warming drawer, dishwasher, and extractor fan. There's ample space for a dining and there is fitted storage cupboards, and French doors leading out to the garden. Completing the ground floor is a practical utility room with provisions for a washing machine and tumble dryer, as well as direct access to the garden.

Ascending the stairs, you're greeted by a stunning restored stained glass window on the landing. The bedrooms offer fitted wardrobes and charming feature fireplaces, with the master bedroom boasting additional space and comfort. Bedroom three has been carefully designed to maximise space by creating a a bespoke built in folding bed! A modern family bathroom awaits, featuring an over-the-bath shower, heated towel rail, built-in storage cupboard, and floor-to-ceiling tiling.

The rear of the property features a detached garage, with the front portion serving as a convenient storage room, while the rear has been converted into a spacious studio room. With its vaulted ceiling, skylights, and mezzanine storage area, this studio room offers versatility and serves as a wonderful addition to the home. The garden, predominantly laid to lawn with a patio area, provides a serene setting perfect for enjoying a morning coffee or outdoor gatherings.

Nestled in the heart of Bramhall Village, Moss Lane offers easy access to an array of fantastic shops, bars, and restaurants. Additionally, the property falls within the catchment area for esteemed local schools such as Moss Hey Primary School and Bramhall High School, making it an ideal location for families seeking quality education for their children.





## Moss Lane, Bramhall, SK7 1BG

### The Current Owners Love:

- The period features including the stained glass window we restored and encapsulated on the landing
- The garage/studio extension, such a lovely space and can be used for many different things
- The porch a great space for all our coats and shoes and great space to store a pram!



### We Have Noticed:

- In the heart of Bramhall Village, with easy access to bars, restaurants and shops
- Spacious driveway for several cars
- Utility room and downstairs WC, perfect additions to the home for families





### Key Features:

- An immaculate three-bedroom semi-detached family home
- Situated in the heart of Bramhall Village
- Gated driveway providing off road parking
- Detached garage with the front as storage and the rest a fantastic spacious studio room
- Stunning dining kitchen with French doors onto the garden
- Spacious porch and downstairs WC
- Utility room
- Catchment area for excellent local schools

**Tenure:** Leasehold

**Council Tax Band:** D

**Possession:** Vacant possession upon completion

**Total Floor Area:** 1152

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

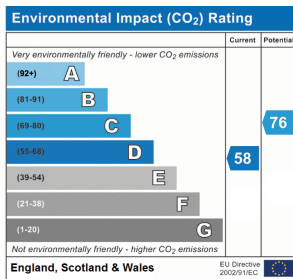
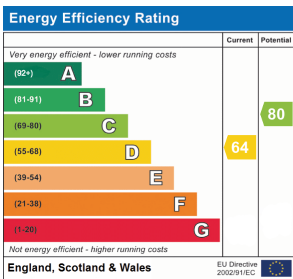
# Property Summary:

## GROUND FLOOR

- Porch** 8'5" x 4'5" (2.57m x 1.35m)
- Hallway** 10'4" x 8'5" (3.15m x 2.57m)
- Living Room** 12'5" x 10'10" (3.78m x 3.3m)
- Kitchen/Diner** 19'3" x 10'10" (5.87m x 3.3m)
- WC** 4'5" x 4'0" (1.35m x 1.22m)
- Utility Room** 8'5" x 4'0" (2.57m x 1.22m)
- Garage** 11'5" x 9'5" (3.48m x 2.87m)

## FIRST FLOOR

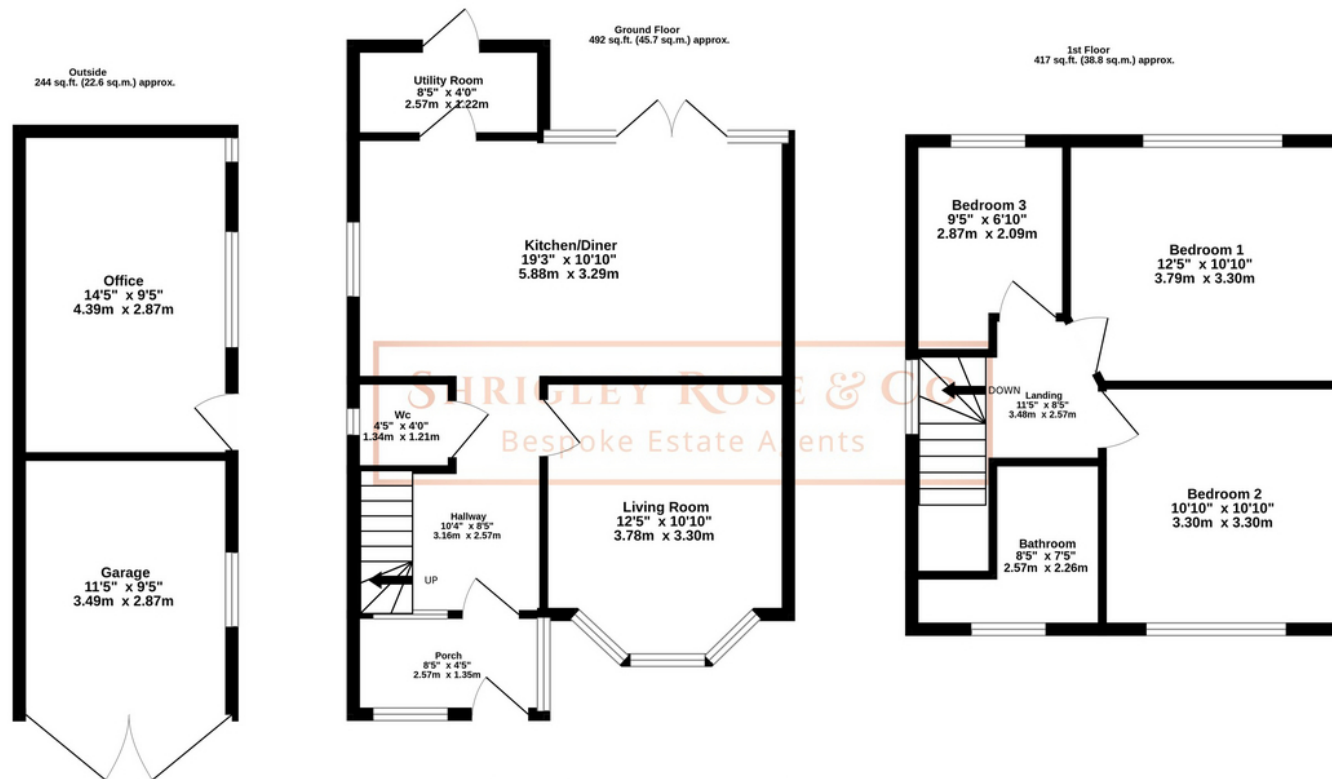
- Landing** 11'5" x 8'5" (3.48m x 2.57m)
- Bedroom One** 12'5" x 10'10" (3.78m x 3.3m)
- Bedroom Two** 10'10" x 10'10" (3.3m x 3.3m)
- Bedroom Three** 9'5" x 6'10" (2.87m x 2.08m)
- Bathroom** 8'5" x 7'5" (2.57m x 2.26m)
- Office/Studio** 45'11" x 29'6" (14.00m x 9.00m)







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



**TOTAL FLOOR AREA : 1152 sq.ft. (107.1 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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