

ANY
PART EXCHANGE
WELCOME



Manor Road
Bramhall, SK7 3LX

SHRIGLEY ROSE & CO
Bespoke Estate Agents



Manor Road, Bramhall, SK7 3LX

Rossmoyne, a Substantial Five Double Bedroom Detached Family Home on a Generous Secluded Private Plot on the Ever-Popular Manor Road. A Blank Canvas, the Perfect Blend of Tranquillity and Convenience, providing an Abundance of Versatile Living Space. Private Parking for Multiple Vehicles.

Leading off the entrance hall is a cosy sitting room with a beautiful bay window, perfect for relaxing. Across the hall it will lead you to the light-filled dining room, also featuring a bay window, which flows seamlessly into the generously sized living room, creating a wonderful space for entertaining.

The well-appointed kitchen is equipped with integrated appliances and includes an additional dining or breakfast area, complete with sliding doors that open onto the rear garden. Off the kitchen, you'll find a large utility room and a convenient downstairs WC. The ground floor also benefits from ample storage options, ensuring practicality is combined with style throughout.

Heading upstairs, you will discover five generously proportioned double bedrooms, each with its own unique character and charm. One of these versatile rooms is currently used as a spacious dressing room, adding a touch of luxury to the home. The first floor features a bright and airy landing, thoughtfully designed to create a sense of privacy for each space.

Additionally, there is a well-appointed family bathroom, a separate WC, and an additional shower room, ensuring convenience for busy households. There is also plenty of storage space throughout, adding both functionality and style to the upper floor.

The outside of this home is just as impressive as the inside, beginning with its striking kerb appeal. You are welcomed by a spacious gated driveway at the front, offering plenty of room for parking. At the rear, you'll find a generous patio area, perfect for outdoor dining or relaxing, alongside a beautifully maintained lawned garden. The garden is thoughtfully designed, making it a wonderful space to enjoy throughout the year, whether you're hosting gatherings or simply unwinding in the peaceful surroundings.

Located on the sought-after Manor Road in Bramhall, this home enjoys a highly desirable position. It is within walking distance of both Bramhall Centre and Cheadle Hulme Centre, offering easy access to a wealth of local amenities. The area is also renowned for its proximity to exceptional schools, making it an ideal location for families. This combination of convenience and charm ensures that this is a home that provides both comfort and practicality in an enviable setting.



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The Current Owners Love:

- The fabulous location
- The surrounding privacy our home offers
- The space to grow

We Have Noticed:

- The great value for money
- The opportunity to add significant value
- Rossmoyne is a blank canvas to create your bespoke, dream home







Key Features:

- ANY PART EXCHANGE WELCOME
- Situated in a highly sought-after and prestigious location, this home enjoys the perfect blend of tranquillity and convenience
- A substantial and imposing detached family home, this impressive residence is set on a generous and secluded plot, offering privacy and tranquillity
- Featuring five generously sized double bedrooms, this home provides plenty of space for comfortable family living
- Surrounded by magnificent, meticulously maintained lawned gardens, this home offers a serene and picturesque outdoor retreat
- Generously proportioned reception rooms, this home offers an abundance of versatile living space

Tenure: Freehold

Council Tax Band: G

Possession: Vacant possession upon completion

Total Floor Area: 3847

Viewing: Strictly by appointment only through Shrigley Rose & Co

Property Summary:

GROUND FLOOR

Porch

Entrance Hall

Storage

Sitting Room 15'10" x 13'4" (4.83m x 4.06m)

Dining Room 18'8" x 15'4" (5.69m x 4.67m)

Living Room 17'9" x 13'3" (5.41m x 4.04m)

Kitchen 23'10" x 23'2" (7.26m x 7.06m)

Storage

Utility Room 17'11" x 14'10" (5.46m x 4.52m)

WC 5'11" x 4'0" (1.8m x 1.22m)

FIRST FLOOR

Landing

Airing Cupboard

Bedroom 17'5" x 13'4" (5.31m x 4.06m)

Bedroom 13'5" x 9'6" (4.09m x 2.9m)

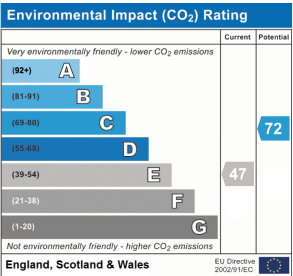
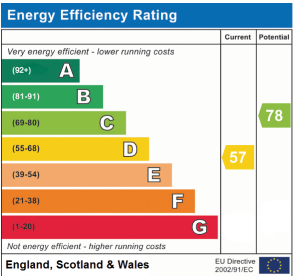
Bedroom 15'10" x 13'4" (4.83m x 4.06m)

Bathroom 9'11" x 8'0" (3.02m x 2.44m)

Bedroom 13'5" x 12'5" (4.09m x 3.78m)

Bedroom 12'10" x 11'6" (3.91m x 3.51m)

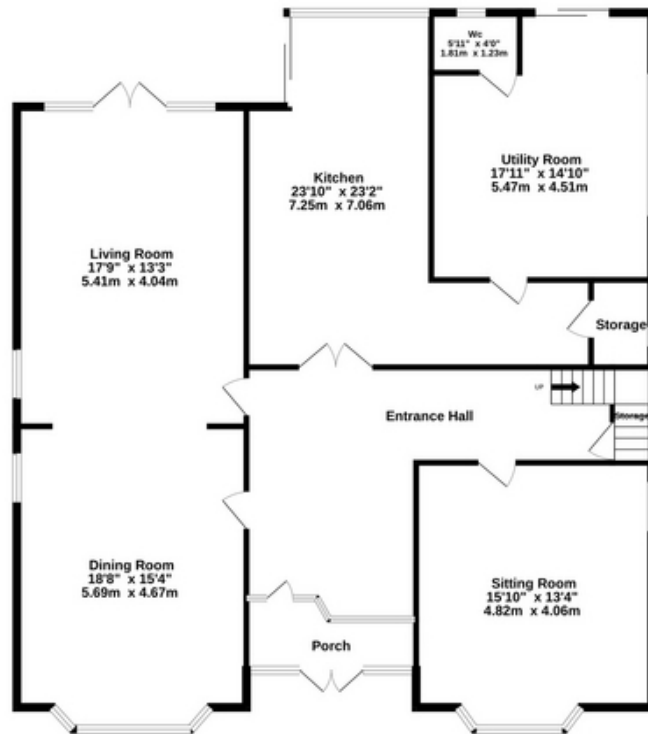
WC 6'1" x 2'10" (1.85m x 0.86m)



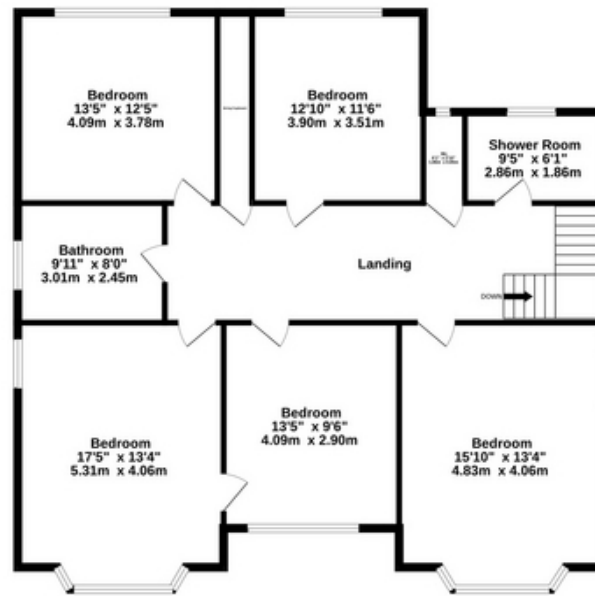


DID YOU KNOW...? YOU CAN PART EXCHANGE YOUR CURRENT HOME FOR THIS PROPERTY... HASSLE FREE.

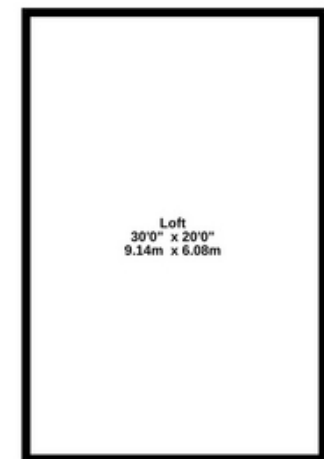
Ground Floor
1870 sq.ft. (173.7 sq.m.) approx.



1st Floor
1379 sq.ft. (128.1 sq.m.) approx.



Loft
599 sq.ft. (55.6 sq.m.) approx.



TOTAL FLOOR AREA : 3847 sq.ft. (357.4 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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