



## 4 Moss Bank, Bramhall

£665,000 Freehold

FOUR BEDROOMS • QUIET CUL-DE-SAC • CLOSE TO BRAMHALL VILLAGE • THREE RECEPTION ROOMS • LARGE INTEGRAL GARAGE • WELL-PRESENTED THROUGHOUT



A fantastic four bedroom detached home on a quiet cul-de-sac positioned off the charming tree-lined Moss Lane. Located within easy reach of Bramhall village and all the fabulous amenities it offers including popular shops and restaurants as well as superb transport links. The house itself boasts four generous bedrooms, three reception rooms and a large integral garage. Well-maintained throughout by its current owner of over 30 years, it is ready for a new family to make it their own.

Council Tax band: F

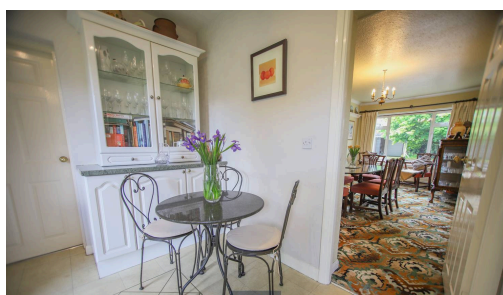
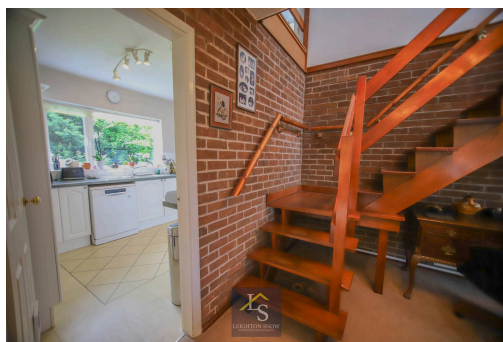
Tenure: Freehold

EPC Energy Efficiency Rating: D

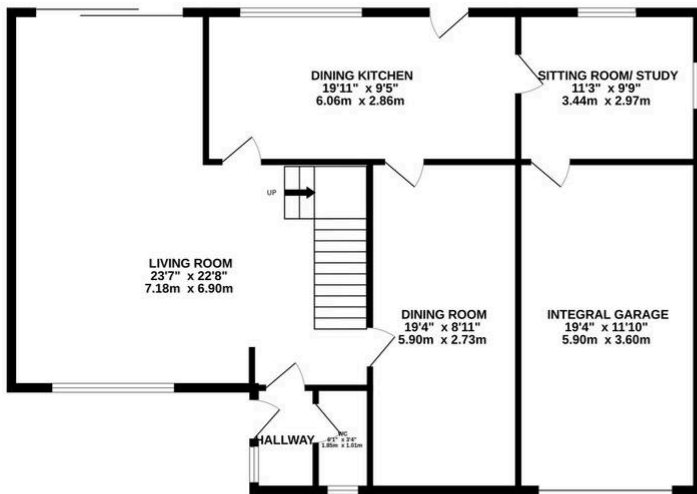
EPC Environmental Impact Rating: E



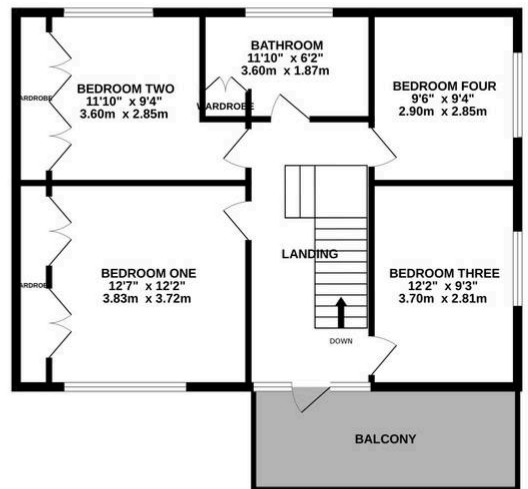
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GROUND FLOOR  
1195 sq.ft. (111.0 sq.m.) approx.



1ST FLOOR  
741 sq.ft. (68.8 sq.m.) approx.



TOTAL FLOOR AREA : 1935 sq.ft. (179.8 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.  
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The property sits behind a generous driveway and mature front lawn. The front door leads into an entrance porch with access to a handy WC. The porch opens into an impressive living room with dual-aspect windows allowing in an abundance of natural light as well as providing access out to the rear garden. The room is large and accommodates an open-spindle turning staircase leading up to a galleried landing on the first floor. A second reception room sits to the right of the living room and provides a large dining room which in turn leads into the kitchen. The kitchen runs across the rear of the house and offers super cupboard and worktop space as well as room for a breakfast table and chairs. The third reception room sits off the kitchen, it is currently used as a study and would make an equally great play room or additional sitting room. Access to the integral garage is found from the study. The garage is a large single with light and power providing additional storage or conversion options (subject to planning).

To the first floor the four bedrooms and shower room sit off the galleried landing. The landing is made even more impressive with double patio doors allowing access out to the south-westerly facing balcony. This is a unique spot to sit and relax in the sunshine enjoying the quiet surroundings of mature trees. Back inside and the bedrooms comprise three doubles and a large single. Two of the bedrooms offer fitted wardrobes providing super storage, whilst further storage options can be found in the loft space via a drop-down ladder. The family shower room completes the accommodation and is a modern white suite comprising large walk-in shower, WC and wash hand basin as well as an airing cupboard.

Externally the rear garden is mainly laid to lawn with mature borders providing a luscious and private setting. There is a paved patio providing space to sit and relax as well as space down the side of the property allowing access round to the front.

*PROPERTY MISDESCRIPTIONS ACT 1991 For clarification, Leighton Snow Agents wish to inform prospective purchasers, that we have not carried out a detailed survey, nor have we tested any of the appliances or heating system and cannot give any warranties as to their full working order. Purchasers are advised to obtain independent specialist reports if they have any doubts. All measurements are approximate and should not be relied upon for carpets or furnishings.*





