



98 Ack Lane East, Bramhall

£1,075,000 Leasehold

STUNNING VICTORIAN SEMI-DETACHED PROPERTY • FIVE DOUBLE BEDROOMS, THREE BATHROOMS • WALKING DISTANCE TO BRAMHALL VILLAGE • BEAUTIFULLY MAINTAINED CHARACTER HOME • DETACHED GARAGE • GENEROUSLY SIZED GARDEN • FIRST TIME COMING TO THE MARKET IN 26 YEARS



This fabulously presented late-Victorian semi-detached home comes to the market for the first time in 26 years, providing a superb opportunity for buyers seeking a new home, full of character and period features. This wonderful property is situated just a short walk away from Bramhall Village and the local train station, offering excellent convenience. This magnificent home boasts fantastic kerb appeal, positioned behind a generously sized driveway. To the rear of the driveway, the property has a brilliant detached garage, offering ample storage and easy access. This splendid residence is thoughtfully designed to cater to modern living while maintaining its classic character and elegance.

Council Tax band: F

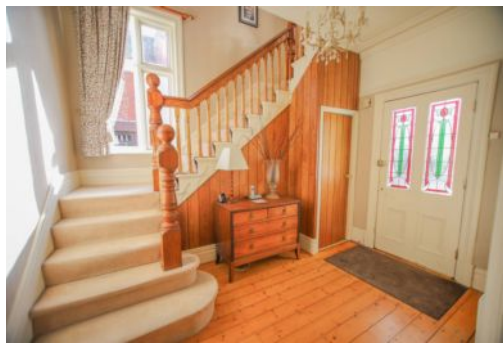
Tenure: Leasehold

EPC Energy Efficiency Rating: D

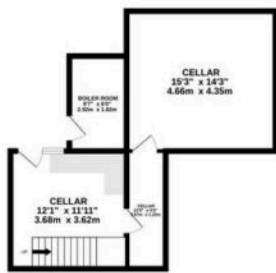
EPC Environmental Impact Rating:



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BASEMENT
445 sq.ft. (41.2 sq.m.) approx.



GROUND FLOOR
990 sq.ft. (91.9 sq.m.) approx.



1ST FLOOR
782 sq.ft. (72.7 sq.m.) approx.



2ND FLOOR
611 sq.ft. (56.7 sq.m.) approx.



TOTAL FLOOR AREA : 2848 sq.ft. (264.6 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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Built around 1900, this late Victorian property boasts fantastic character and period features, making it a star find in the market. Upon entering, a beautifully maintained interior that exudes character and sophistication provides a warm welcome. You are greeted with a beautiful entrance hallway, allowing seamless access to the ground floor reception rooms and kitchen. To the front of the property, there is a stunning reception room, currently being utilised as a dining room, adorned with natural light entering via the sizeable bay window to the front of the property. To the rear, there is a spacious kitchen area, offering a brilliant space for dining, cooking and relaxing. Positioned at the back of the kitchen, there is a cosy snug area, overlooking the garden, through the bi-folding doors, providing a unique space for relaxation. The third reception room, currently being used as a lounge, offers a wonderful space for both socialising and relaxing, with period features being maintained with the gas fire with traditional cast iron surround, tall ceilings, plaster cornicing and picture rails.

To the first floor of the property, there are 3 good-sized double bedrooms offering a fantastic space for relaxation. The master bedroom, situated at the rear of the property, is excellently sized and offers fitted wardrobes providing ample storage space. The en-suite within the master bedroom is fitted with a lovely three piece suite. The family bathroom positioned on the first floor of the property, consists of three piece fitted suite featuring a roll top bath, complementing the age of the property. Wonderfully positioned on the landing, there is a lovely balcony area, to the front of the property, offering a charming spot to watch the world go by. The top floor of the property consists of 2 double bedrooms and a beautifully renovated family bathroom, comprising of a walk-in shower, free standing bath, a double sink and WC.

This property, despite the opulent features throughout the home, doesn't shy away from convenience. The lower ground floor offers a fantastic cellar, boasting plenty of storage space. The current vendors of the property use part of the cellar as a utility space, making excellent use of the downstairs space.

From its spacious interior to its idyllic garden and detached garage, every aspect of this property reflects a harmonious blend of style, comfort, and functionality.

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.

