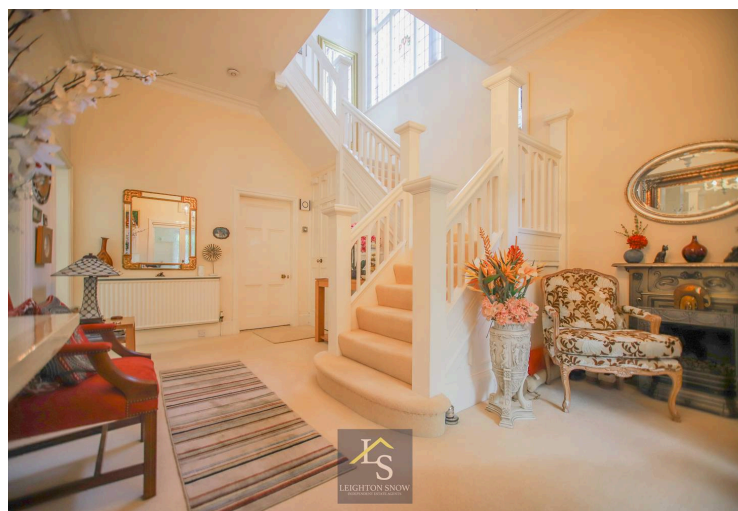
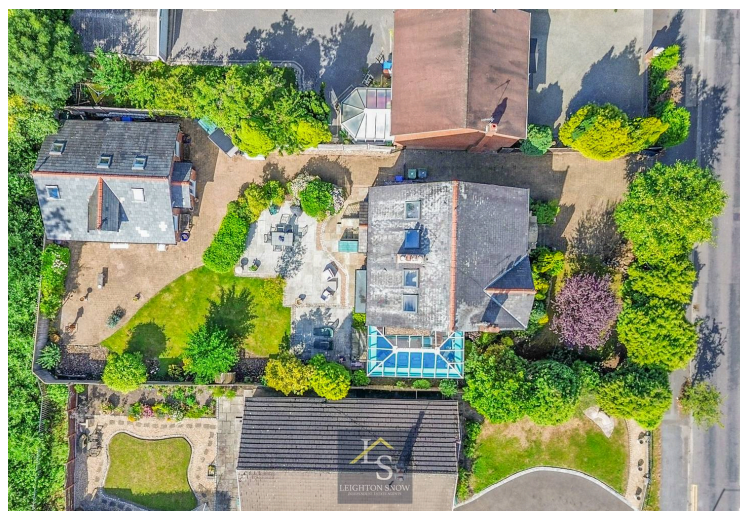




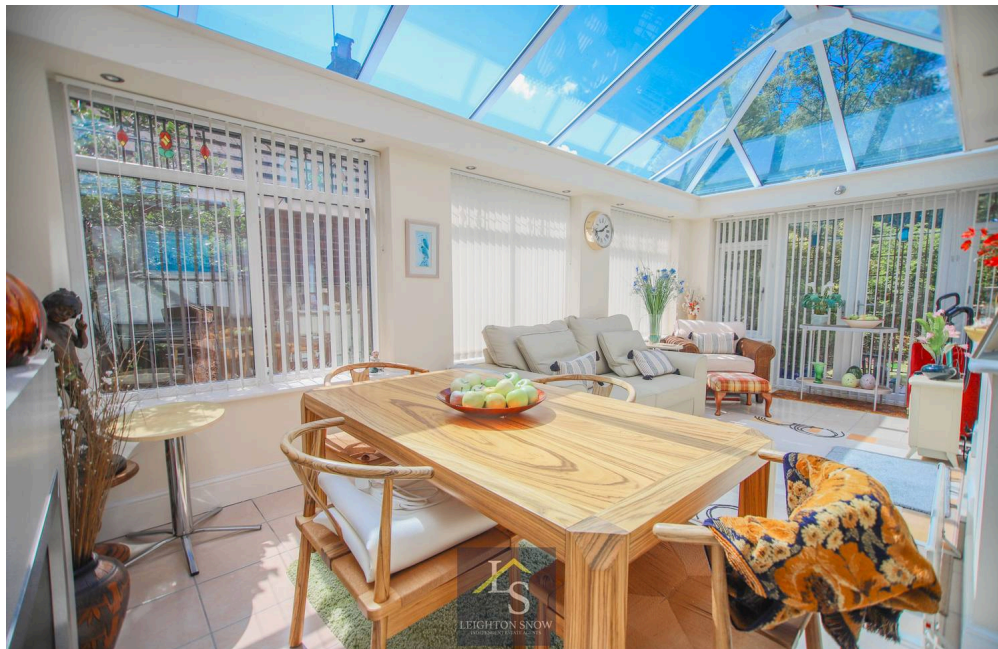
158 Bramhall Moor Lane, Hazel Grove

£900,000 Freehold

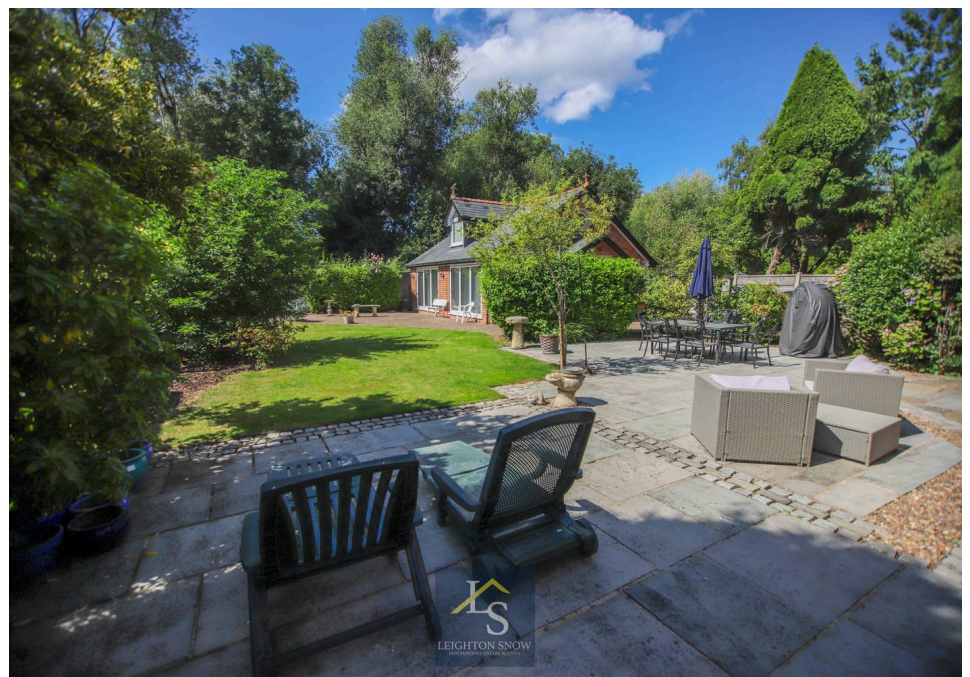
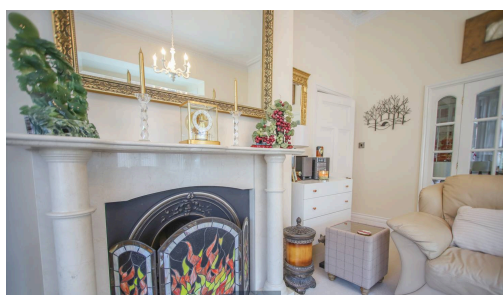
STUNNING EDWARDIAN HOME • DETACHED ANNEX TO THE REAR OF THE GARDEN • WEST FACING GARDEN •
BEAUTIFULLY MAINTAINED THROUGHOUT • THREE DOWNSTAIRS RECEPTION ROOMS • A WEALTH OF CHARTER FEATURES
AND PERIOD CHARM



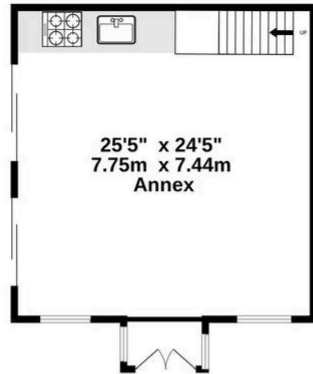
This stunning Edwardian three-bedroom detached home presents a rare opportunity to acquire a beautifully maintained family home. The property is wonderfully positioned, set back from the road, with a well-maintained gated entrance. The driveway offers ample parking for a number of cars, with additional on-road parking available if necessary. The owners of this home, have maintained the fabulous period features, with stained glass encapsulated windows featuring throughout the home, along with the traditional stained glass window, still in place on the landing. Every aspect of the house has been meticulously cared for, with attention to detail evident in the décor and maintenance, ensuring that the property is ready to move into with minimal effort.



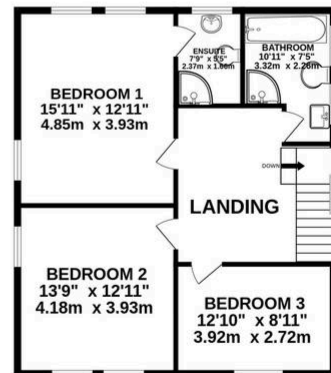
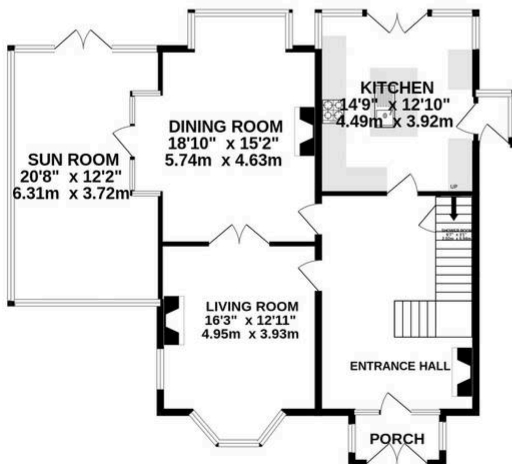
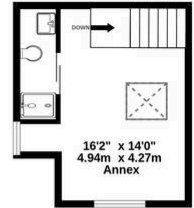
- STUNNING EDWARDIAN HOME
- A WEALTH OF CHARTER FEATURES AND PERIOD CHARM
- DETACHED ANNEX TO THE REAR OF THE GARDEN
- WEST FACING GARDEN
- BEAUTIFULLY MAINTAINED THROUGHOUT
- THREE DOWNSTAIRS RECEPTION ROOMS
- FREEHOLD
- COUNCIL TAX BAND: F



GROUND FLOOR
1761 sq.ft. (163.6 sq.m.) approx.



1ST FLOOR
976 sq.ft. (90.7 sq.m.) approx.



TOTAL FLOOR AREA : 2737 sq.ft. (254.3 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 impresses from the moment you step inside, with a welcoming entrance hall that leads to two elegant downstairs reception rooms, each offering a versatile space for relaxing, entertaining, or formal dining. Period features blend seamlessly with tasteful modern updates, creating a warm and inviting atmosphere throughout. To the front of the property, there is a spectacular sitting room, adorned with natural light entering via the huge bay window to the front. To the rear of the home, there is an additional sitting room, with charming views over the garden and a commanding fireplace with marble hearth. A fabulous conservatory sits off the rear reception with beautiful views and access out to the garden. The well-appointed solid wood kitchen is thoughtfully designed with ample storage and workspace, making it ideal for both every-day living and hosting and provides further access out to the garden.

Upstairs, the three generously sized bedrooms are flooded with natural light and provide comfortable, and well thought out space for relaxation. The principal bedroom benefits from a peaceful outlook, to the rear, and boasts a well-proportioned en-suite, comprised of a shower, wash-hand basin and a W/C. The second bedroom and third bedrooms, are positioned to the front of the property, and offer ample space for relaxation, along with plenty of space for storage. A stylish family bathroom is finished to a high standard, featuring quality fixtures and fittings, comprising of a 4 piece suite. The loft is accessed via a drop-down ladder from the landing and is fully-converted with skylights flooding the space with natural light.

The property also boasts a detached annexe space to the rear of the garden, perfect for a wide variety of uses, offering valuable flexibility for a variety of lifestyles. The current owners have thoughtfully laid out the downstairs space of the annexe, featuring a kitchen area, along with a sitting and dining area. To the upstairs of the annexe, there is a shower room, along with additional space, currently fitted as a double bedroom.

This marvelous home offers a fantastic garden space, primarily laid to lawn, with various patio areas, offering additional seating space for al-fresco dining during the summer months. Situated in a desirable residential area, the property is within easy reach of local amenities, reputable schools, and excellent transport links, making it a convenient choice buyers.

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.

