



39 Moss Lane, Bramhall

£1,200,000 Freehold

SIX BEDROOMS, FOUR BATHROOMS • WEST-FACING GARDEN • GENEROUS CORNER PLOT • IMMACULATE THROUGHOUT • LESS THAN 1 MILE FROM BRAMHALL VILLAGE • LARGE DRIVEWAY



Welcoming to the market this fabulous family home a short walk from Bramhall Village. Boasting six bedrooms and four bathrooms over three floors, this is the perfect home for growing families. With its versatile layout there is space for everyone and with it's immaculate condition it is ready to move in and start living!

Council Tax band: G

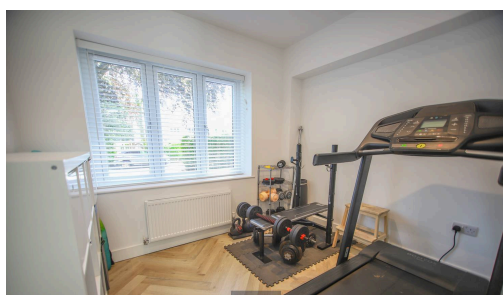
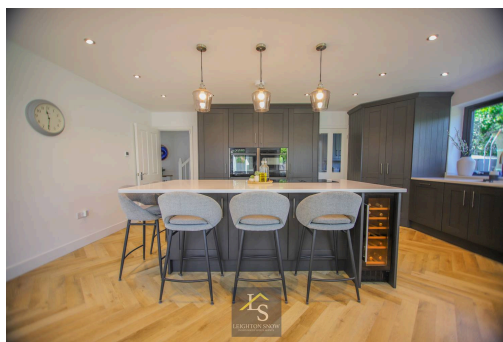
Tenure: Freehold

EPC Energy Efficiency Rating: D

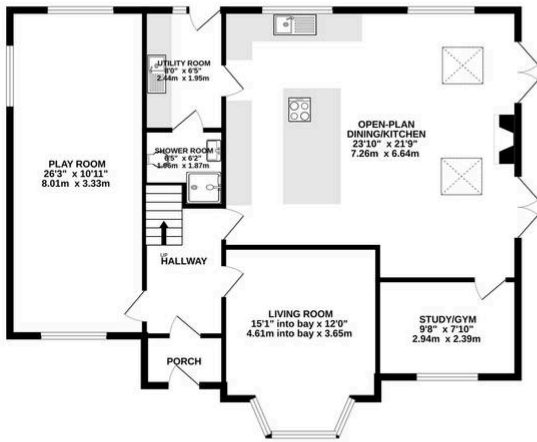
EPC Environmental Impact Rating: D



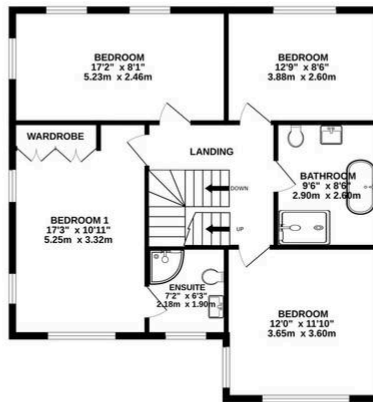
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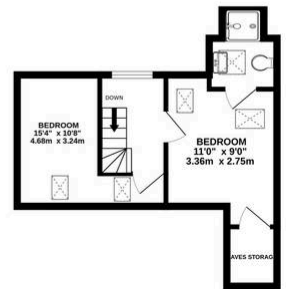
GROUND FLOOR
1221 sq.ft. (113.4 sq.m.) approx.



1ST FLOOR
846 sq.ft. (78.6 sq.m.) approx.



2ND FLOOR
273 sq.ft. (25.4 sq.m.) approx.



TOTAL FLOOR AREA : 2340 sq.ft. (217.3 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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Positioned on Moss Lane, the property sits 0.7 miles from Bramhall village, and only 1 mile to the train station. Superb road and air transport links also sit close-by. As well as being perfectly positioned for these conveniences, it also sits close to highly sought-after schools. The house itself sits on a corner plot with West-facing gardens. Positioned behind a large driveway enclosed by mature hedging and trees that provide an excellent degree of privacy alongside superb off-road parking.

A porch provides ideal storage space for coats and shoes and leads in to the entrance hall with its turning staircase leading to the bedrooms on the first floor. The centre-piece of the home comes in the form of the fabulous open-plan dining kitchen. Granite worktops sit over built-in NEFF appliances whilst underfloor heating warms the space. A living-flame electric fireplace provides further warmth as well as a stylish focal point for the living area. Two large skylights flood the space with natural light alongside two sets of patio doors and a floor to ceiling window with tranquil views over the garden. The kitchen offers excellent storage with a large corner pantry as well as integrated appliances including two full-height fridge/freezers, dishwasher, two ovens, wine fridge, bin storage and a four burner induction hob with concealed extractor fan. There is a Quooker boiling water tap, and a utility room sitting off the kitchen providing space and plumbing for a washing machine and tumble drier. Off the utility room sits a shower room and WC. The ground floor is completed by three reception rooms, comprising a play room that runs the full length of the property, a cosy living room with charming bay window, and an office that is currently used as a gym.

The first floor boasts the four largest bedrooms as well as the family bathroom and one of the two en-suites. The master bedroom is a lovely large room with three windows to two sides allowing in lovely morning light whilst making the most of the house's position on a tree-lined road. The en-suite offers a shower, WC and wash hand basin, and the bedroom has fitted wardrobes. The three other bedrooms on the first floor are all doubles, and the family bathroom was replaced in 2026 and boasts a stylish four-piece white suite comprising standalone bath, large walk-in shower, WC and wash hand basin set within a vanity with drawer storage underneath. The staircase on the landing curves its way up to the second floor where bedrooms five and six are found. These are both currently used as office spaces but allow good size single bedrooms, one of which offers the second en-suite shower room.

Externally the rear garden wraps around the side and rear of the house. A large paved patio sits to the side elevation positioned off the two patio doors from the kitchen. The lawn is low maintenance astro-turf and extends across the rear of the plot up to a play-area that sits over tarmac tiles making it a safe and easy-to-maintain space for young children to play. There is then an additional paved patio area. The entire garden is fully-secured by wooden fencing.

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.







