



## 92 Bramhall Lane South, Bramhall

£895,000 Leasehold

VICTORIAN SEMI-DETACHED DATING BACK TO 1894 • CENTRAL BRAMHALL LOCATION • SHORT STROLL TO BRAMHALL TRAIN STATION • OFF-ROAD PARKING PLUS GARAGE • LOVELY LAWNED GARDEN • FIVE DOUBLE BEDROOMS, TWO BATHROOMS • BEAUTIFUL CHARACTER FEATURES THROUGHOUT



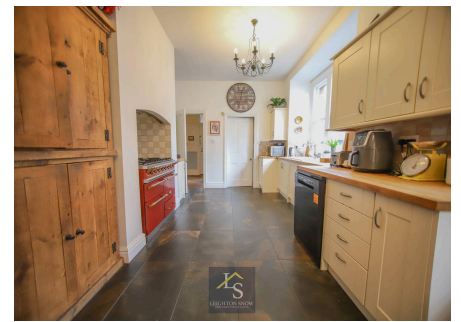
A marvellous Victorian semi-detached home showcasing the era's lavish style with high ceilings, ornate fireplaces, decorative cornicing and sash windows. Brought into the modern age with sympathetic additions to allow the five double bedrooms to be serviced by two bathrooms and a ground floor WC, as well as a large open-plan dining kitchen. Positioned 0.2 miles from the centre of Bramhall village with its popular shops, restaurant's, train station and local schools.

Council Tax band: F

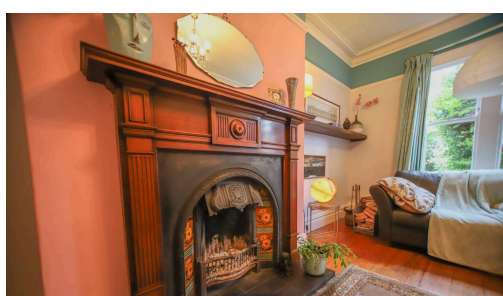
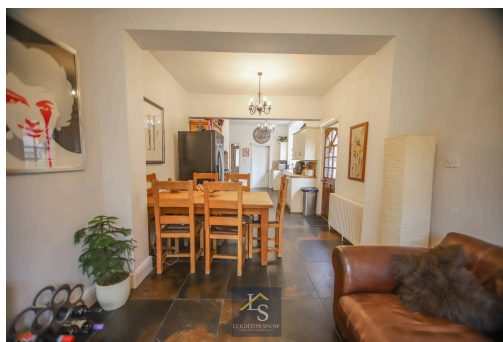
Tenure: Leasehold

EPC Energy Efficiency Rating: D

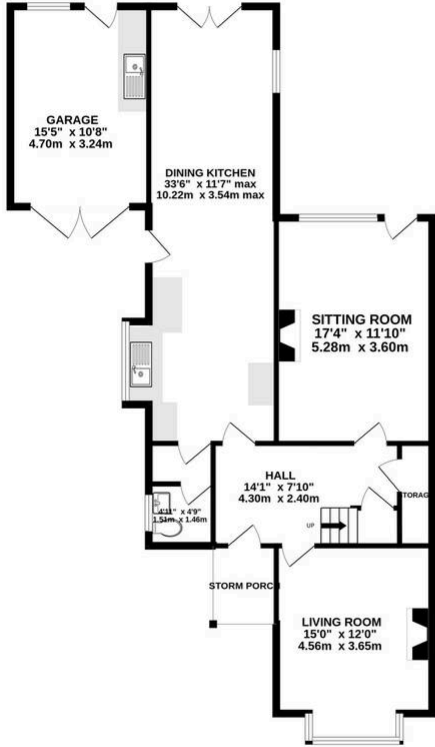
EPC Environmental Impact Rating:



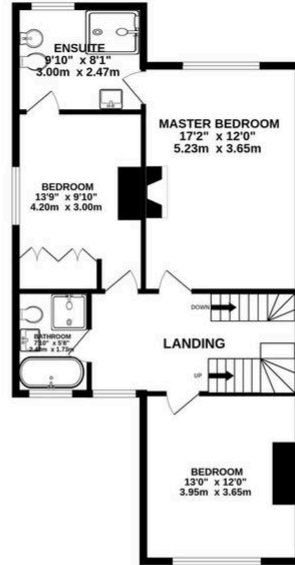
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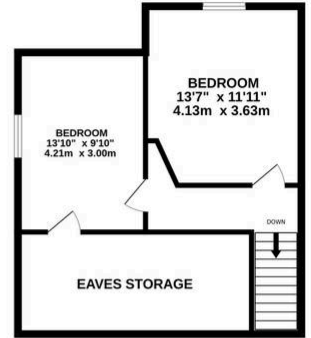
GROUND FLOOR  
1067 sq.ft. (99.2 sq.m.) approx.



1ST FLOOR  
725 sq.ft. (67.4 sq.m.) approx.



2ND FLOOR  
514 sq.ft. (47.7 sq.m.) approx.



TOTAL FLOOR AREA : 2306 sq.ft. (214.3 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 is sat back from the road behind a generous driveway and charming lawn, with mature trees providing a private aspect. A covered porch allows convenient access into the the large welcoming entrance hall with turning staircase and high ceilings, setting the tone for the character charm this glorious family home offers. The two reception rooms sit either end of the hallway, both boasting fabulous working open fireplaces with beautiful tile and cast iron surrounds. The dining kitchen also sits off the hallway and is a generous and extended space allowing plenty of room to cook, dine and relax, with a log-burning stove set alongside charming double doors allowing access to the rear garden. The ground floor is completed by a WC and large understairs storage cupboard.

To the first floor the three bedrooms sit off a large central landing. The bedrooms are all generous doubles, with the master offering a feature fireplace and fabulous tree-top views out over the back garden. A Jack and Jill bathroom is accessed from the master bedroom and bedroom three, and provides a large en-suite with walk-in shower, WC, bidet and wash hand basin. A family bathroom provides another four piece suite including roll-top bath, shower, WC and wash hand basin. The turning staircase continues to the top floor where two further double bedrooms sit. Off the fifth bedroom, which is currently utilised as a home office, is access to generous eaves space providing excellent storage.

Externally the garden benefits from a private aspect with surrounding mature trees and hedging concealing nearby property's. A large paved patio sits slightly elevated and runs along the rear of the house providing the perfect spot to sit and relax with plenty of space for garden furniture. The rest of the garden is laid to a large lawn bordered by herbaceous borders. The garage is attached to the house and can be accessed from the patio. With power and water, the garage is a handy space currently utilised for storage. Double doors at the other end of the garage provide access to the driveway at the front of the house where there is space for up to three cars.

*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*



