



147b Bramhall Lane South, Bramhall - SK7 2NG

£279,950 | £1,995 PCM

mosley jarman *M*

147b Bramhall Lane South

Bramhall, Stockport

We are proud to present this unique and quite the treasure-trove of a property to the rental market. This detached residence has been thoughtfully and seamlessly split into two separate dwellings and this particular dwelling spans the ground and into the lower ground floor. Situated in a generous corner plot set back from Bramhall Lane South this property hosts an abundance of original and characterful features throughout and isn't one to be missed. The accommodation begins with an entrance porch leading to a private entrance that opens into a spacious hallway with a beautifully tiled floor. The accommodation on the ground floor continues through to a grand living/ dining room with a wealth of character features including a beautiful bay window with secondary glazing, original wooden flooring, ceiling rose, a fireplace housing a multi-fuel stove, high ceilings and skirting boards, paired pillars and picture rails. Continuing through we reach the kitchen that floods with natural light through dual aspect windows. Complimented by marble worktops, an Aga with a gas hob and electric ovens, a Belfast sink and parquet flooring, this kitchen is truly charming. The property will also be let with an integrated fridge, freezer and dishwasher for your convenience. Access can be gained to the rear garden from the kitchen and such grounds are fully enclosed and private to this dwelling. They are low maintenance, although well-stocked, and a greenhouse and a detached garage is also present for your use. To the rear of the property is also where your private parking spaces are located and there is comfortable room for two vehicles – this driveway is also gated and opens onto Grasmere Crescent for easy access in and out. Two double bedrooms are also located on the ground floor, the first's windows really steal the show with a grand bay window with secondary glazing and two picture stained glass windows. The second bedroom only continues this impression with another bay window, this time shaped to a square which could be perfect for a dressing table with the natural light available. Two built in cupboards and a hollowed fireplace, lined with a railing, provide great storage to this room too. There is also a wet-deck shower



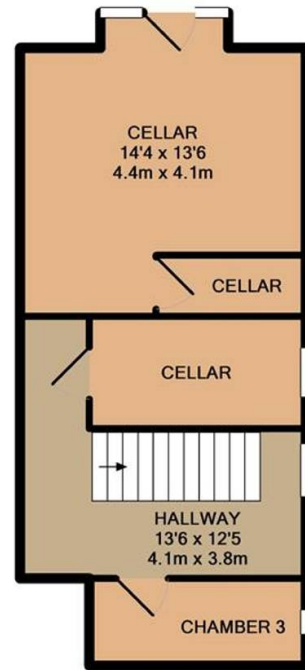


147b Bramhall Lane South

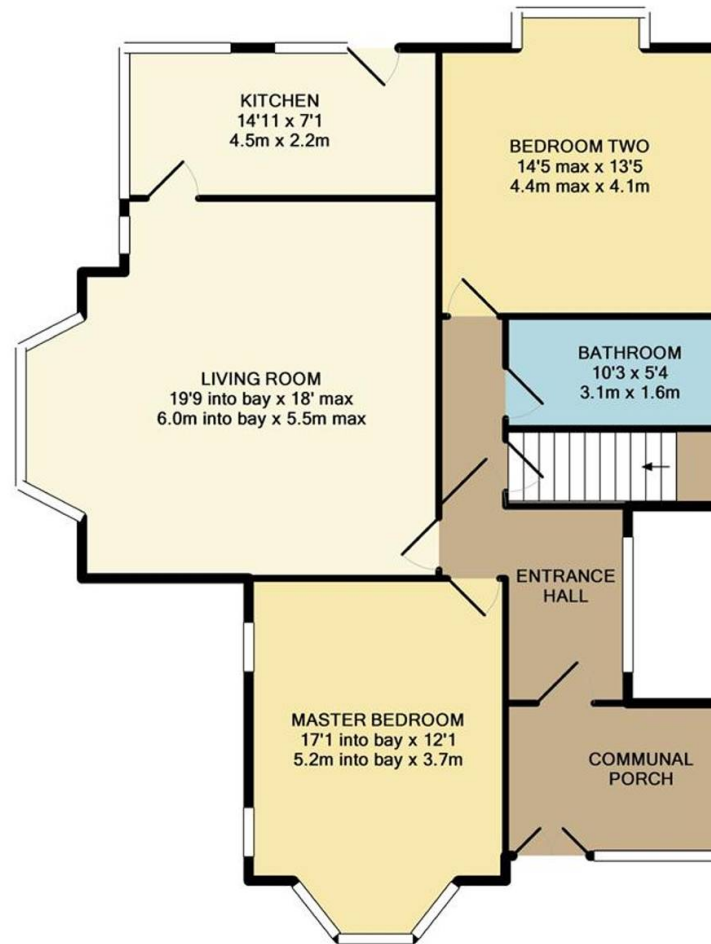
Bramhall, Stockport

- Heating - Gas central heating
- Mains - Gas, electric, water and drainage
- EPC rating - D (66/73)
- Council Tax Band - E (Stockport)
- Refuse - Stockport Council operate a chargeable garden waste disposal service. For full details please visit www.stockport.gov.uk/garden-waste
- **Flood risk - Very Low (Surface water)
- *Broadband - Openreach & Virgin Media. You may also be able to obtain broadband service from these Fixed Wireless Access providers covering your area for EE, and Three.
- *Mobile - Limited coverage by O2, and Vodafone. Likely coverage by EE, and Three
- * Information provided by Ofcom checker and isn't guaranteed. Mosley Jarman take no responsibility for inaccuracies and advise potential tenants to do their own checks before committing to a tenancy.
- ** Information provided by GOV.UK





BASEMENT LEVEL
APPROX. FLOOR
AREA 392 SQ.FT.
(36.4 SQ.M.)



GROUND FLOOR
APPROX. FLOOR
AREA 1053 SQ.FT.
(97.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 1445 SQ.FT. (134.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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
Made with Metropix ©2016

Mosley Jarman

Mosley Jarman, 226 Moss Lane - SK7 1BD

0161 439 5658 • bramhall@mosleyjarman.co.uk • www.mosleyjarman.co.uk/

PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.