

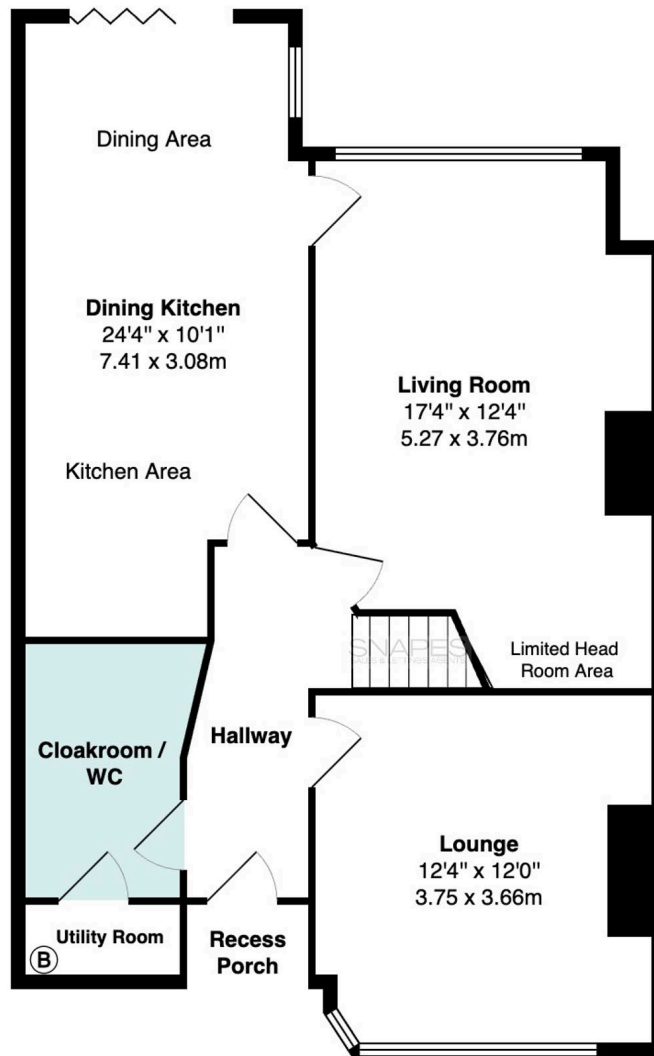


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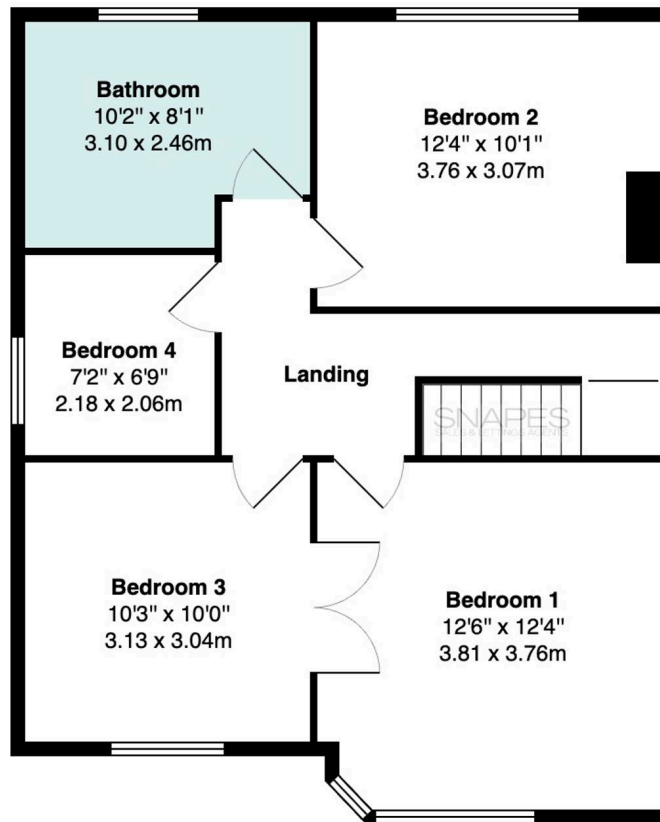
81 Moss Lane, Bramhall – SK7 1EG

Guide Price £719,500





Ground Floor
Approximate Area: 718 ft² ... 66.7 m²



First Floor
Approximate Area: 613 ft² ... 56.9 m²



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We are delighted to offer for sale this stunning and charismatic semi-detached home which is set far back from road on a fantastic plot which gives the property a tranquil backwater location setting on what is often described as “the old part of Moss Lane”.

To the front of the home there is a shared access point from the road for this home and the neighbouring property and once closer to both you then have private driveway areas for each house, plus a further shared access point down the side of the home. In front of the property you also have a good-sized lawn area which again adds to the semi-rural type feel this location manages to boast. You could be forgiven for forgetting you are in Bramhall when you admire the surroundings.

At the rear garden envy quickly takes over! The outside space has been thoughtfully landscaped to blend in with the area’s leafy surroundings. You will see there is a large area of sun patio terrace to enjoy, and this steps down to a further low maintenance area to enjoy as a place to sit, relax and entertaining. These two sections blend in well together and allow you to use the garden during the wetter months, whilst a picket fence with gate beneath archway then leads through to a lawn area of the garden with mature borders offering an almost orchard feel to this section. If “English Country Garden” was the look the seller was hoping to create, then PERFECTLY achieved would be our conclusion.

As mentioned above, we advise you view the photographs whilst reading this brief description of the accommodation so you can see the design and features the property has but most importantly, we strongly advise you view this home to fully appreciate what a stunning home this is.

You first enter the home via the recessed front porch and via the gorgeous ornate front door and once inside the home there is a lovely hallway, which offers access into the downstairs washroom combined with cloaks storage, the front sitting room, the main living room and access into the kitchen and first floor. The downstairs washroom also offer access into a utility room which has plumbing for a washing machine and space for dryer and is also where the central heating boiler is positioned.

As mentioned above, you have a front sitting room (see photo) which offers a relaxing feel and could be used for a multitude of purposes and has a bay window to the front aspect and feature fireplace to one wall. Adjacent to this sitting room you will find the large living room which is another beautifully presented room which boasts a gorgeous view into the rear garden. This spacious reception room also has a feature fireplace to one wall, plus recess area beneath the stairs. The living room also has access into the dining section of the open plan family dining kitchen.

Then completing the downstairs space, you have the modern stylish dining kitchen (see photos). This bright airy space has the benefit of one main section which is fully fitted with a modern range of units which incorporate several fitted appliances and has a breakfast/dining bar. Beyond the dining bar there is more space to dine as shown on our photos, and this space has a lovely high vaulted ceiling with roof windows allowing lots of extra light plus sliding doors which offer both attractive views into the garden and access to the outdoor space.

Upstairs the benefits to this home continue! Built as a four-bedroom home and easily made back into a four-bedroom home the current owners of this property have added double doors from the main bedroom suite into another bedroom which they use as a dressing room (see photo). Both rooms have views into the treelined front gardens, and both combine brilliantly together as a bedroom with dress room, or if you have an infant and you want adjoining bedrooms or even twins perhaps where some shared space is important to them! If, however you wanted these bedrooms separate you could simply close the double doors or remove the double doors and block up the walk through, as both have direct access from the landing.

You then have two further bedrooms with a double located to the rear of the accommodation with views into the rear garden and the fourth has a window to the side aspect. Finishing off the upstairs space and accessed via the gallery landing is the spacious bathroom, which is fitted with a modern and stylish suite, which is also sympathetic to the property style and age (see photo) which has a walk-in shower area, roll top claw foot bath, wash hand basin and low-level WC.

IMPORTANT INFORMATION also know as MATERIAL INFORMATION

1. **Tenure:** Freehold
2. **Other:** Shared Access Drive to Own Driveway Area
3. **Material Information:** Please read below

DISCLAIMER

We use various photo editing services to enhance the photos of the property, including virtual staging (to show an empty property with furniture) and item removal services. This is done to assist house hunters in understanding the space, layout and potential style of the home without the owners' belongings, which would not remain at the property on completion. Any digitally altered, virtually staged or edited images are for illustrative purposes only and must not be relied upon as an accurate representation of the property's current condition, contents, fixtures, fittings or final appearance.

Appliances and services have not been tested, including (but not limited to) heating, water, electrical, plumbing, drainage, alarms, and any other mechanical or electrical installations. No warranty or representation is given as to their condition or working order. Purchasers are advised to obtain independent professional verification and carry out their own inspections prior to exchange of contracts.

All measurements, dimensions and floor areas are approximate and provided for guidance only. Where measurements are stated, they are likely to represent the maximum room dimensions unless otherwise specified. Any reference to area has been calculated using floor plan software and is for indicative purposes only. Buyers must not rely on any stated measurements or floor areas for valuation, mortgage, legal, or purchasing purposes, and should satisfy themselves as to accuracy by inspection and/or professional survey.

***Important / Material Information:** When viewing this property online, please locate and click the link, tab or call-to-action (CTA) labelled "**Material Information**" or "**Important Information**", as it contains material information relevant to the property, its position and surroundings. This may include (but is not limited to) tenure, title information, local planning applications, schools, transport links and flood risk. Some websites may remove, rename, truncate or display this information incorrectly. If the link is not visible, unavailable, or you are viewing these particulars in printed form, you must contact our office to request access prior to viewing and/or making an offer. It is the responsibility of any buyer to ensure they have read and understood this information before proceeding.

EPC Rating: D



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