



## 128, Kitts Moss Lane, Bramhall

£725,000 Freehold

NO ONWARD CHAIN • BEAUTIFULLY PRESENTED CHARACTER HOME • FOUR WELL-PROPORTIONED BEDROOMS • LARGE BOOT ROOM • LARGE BREAKFAST KITCHEN • BEAUTIFUL AND PRIVATE REAR GARDEN • INTEGRAL GARAGE



A beautifully presented four bedroom semi-detached home positioned on a generous plot with lovely gardens. Situated a short walk into Bramhall village with the added benefit of two reception rooms, integral garage, large kitchen and en-suite to the master bedroom. Offered for sale with no onward chain.

Council Tax band: G

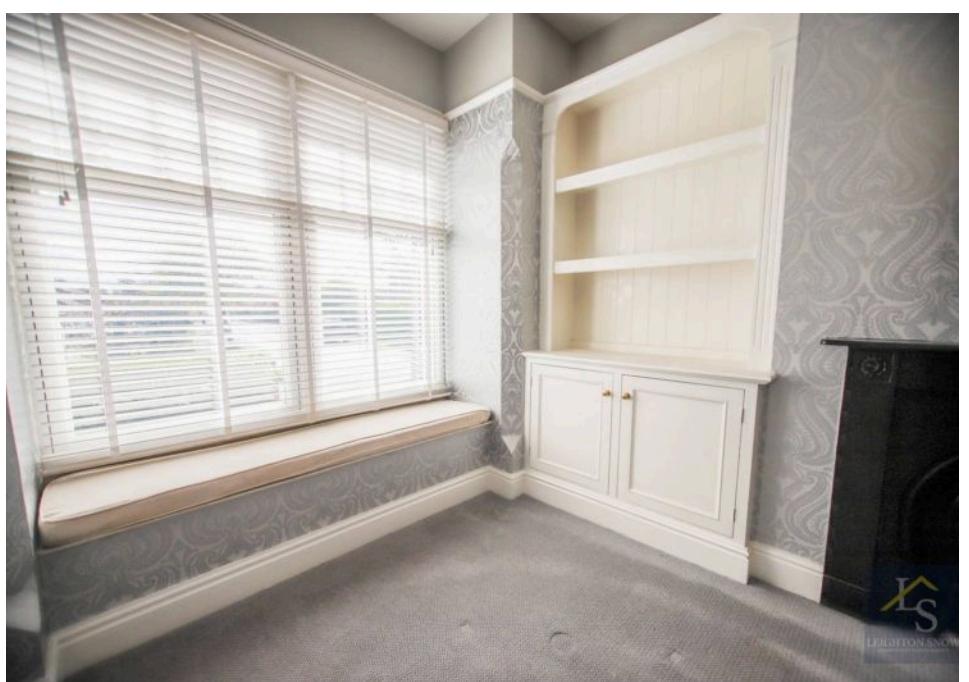
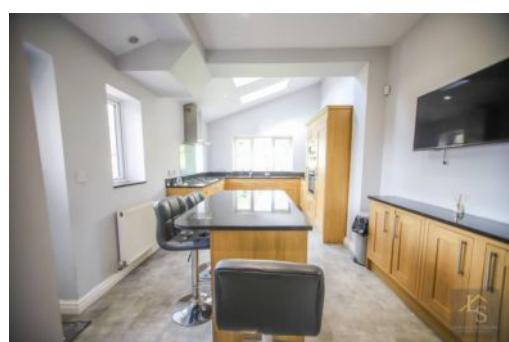
Tenure: Freehold

EPC Energy Efficiency Rating: E

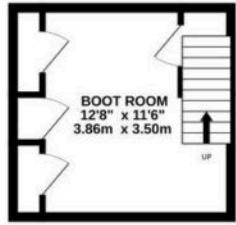
EPC Environmental Impact Rating: F



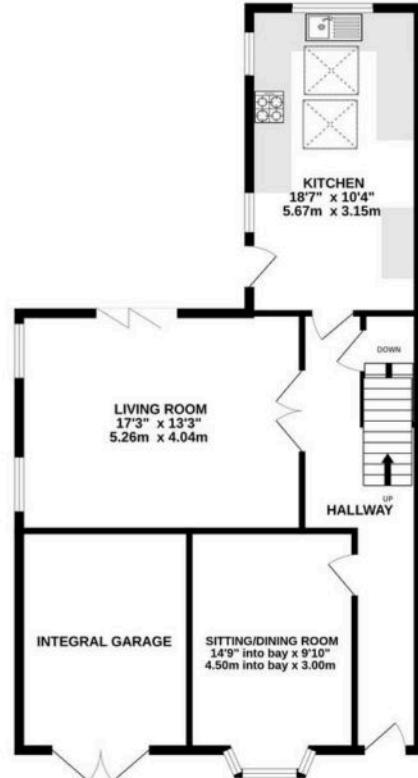
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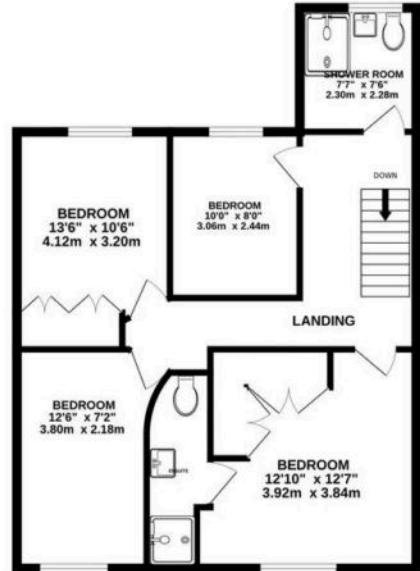
BASMENT  
170 sq.ft. (15.6 sq.m.) approx.



GROUND FLOOR  
847 sq.ft. (78.7 sq.m.) approx.



1ST FLOOR  
701 sq.ft. (65.1 sq.m.) approx.



TOTAL FLOOR AREA : 1718 sq.ft. (159.6 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 guidance 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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Sat behind a tarmacadam driveway this lovely home offers superb kerb appeal with bay sash windows providing a wealth of character and charm. There is a long hallway that provides access through the house, with the first reception room at the front boasting an original fireplace and a quaint window seat. The second reception sits at the rear of the house and is a lovely light room with dual-aspect windows and bi-folding doors opening out on to an Indian-paved patio. The kitchen completes the ground floor and is a large space with vaulted ceilings and skylights flooding the room with natural light, there is a central island and generous worktop space, with access to the garden via a side door.

To the first floor there are four well-proportioned bedrooms and two shower rooms. The main shower room is a contemporary suite with large walk-in shower, WC and wash hand basin. The second shower room is an en-suite off the master bedroom and offers a shower, wash hand basin and WC. Two of the four bedrooms have fitted wardrobes providing super storage. There is further storage in the cellar space that has been converted into a brilliant boot room with integrated wardrobes, shelving and wine rack.

Externally the gardens are lovely and mature with plenty of privacy. There is a large patio off the living room, and beyond this there is a generous lawn enclosed by herbaceous borders, with two further patio spaces. There is space down the side of the property through an iron gate to the driveway at the front. The driveway sits behind a low brick wall and mature hedging, and provides off-road parking as well as access into the integral garage.

*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.*



