



12 Kitts Moss Lane, Bramhall

£750,000 Freehold

STUNNING PERIOD HOME • ADORNED WITH CHARACTER FEATURES THROUGHOUT • DETACHED GARAGE • BEAUTIFUL ESTABLISHED GARDENS • NO ONWARD CHAIN • SHORT WALK INTO BRAMHALL VILLAGE AND TRAIN STATION WITH DIRECT LINKS INTO MANCHESTER • THREE DOUBLE BEDROOMS, TWO BATHROOMS • UNCONVERTED CELLAR •



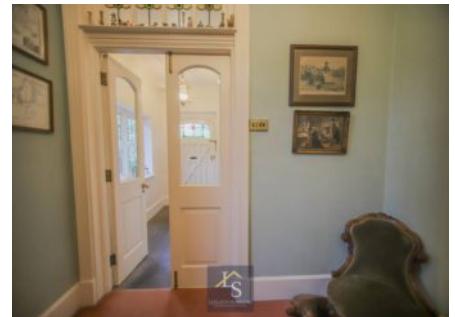
A magnificent property dating back to 1901, boasting a wealth of charm and character. Offering all the period details you would come to expect of a home dating back over a hundred years such as high ceilings, generous room proportions, fireplaces, cornicing and stained glass windows. This has been a much loved family home for 40 years and is now ready for a new family to come in and make it their own. Sitting in close reach of Bramhall village and commanding a generous plot with well-established gardens. The property is offered for sale with no onward chain.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: F

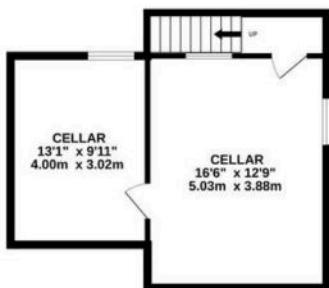
EPC Environmental Impact Rating:



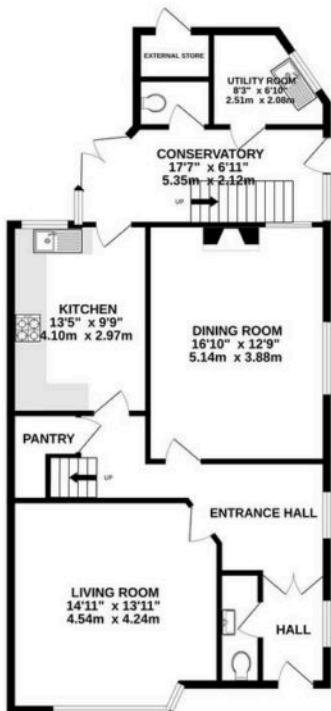
- STUNNING PERIOD HOME
- ADORNED WITH CHARACTER FEATURES THROUGHOUT
- DETACHED GARAGE
- BEAUTIFUL ESTABLISHED GARDENS
- NO ONWARD CHAIN
- SHORT WALK INTO BRAMHALL VILLAGE AND TRAIN STATION WITH DIRECT LINKS INTO MANCHESTER
- THREE DOUBLE BEDROOMS, TWO BATHROOMS
- UNCONVERTED CELLAR
- TWO BATHROOMS AND DOWNSTAIRS WC



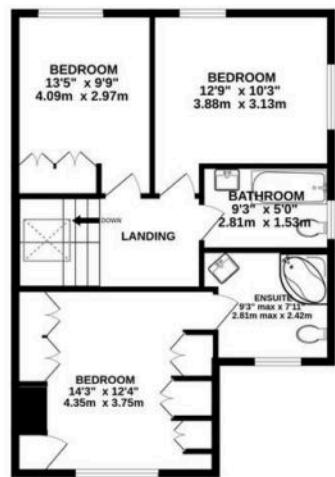
BASEMENT
380 sq.ft. (35.3 sq.m.) approx.



GROUND FLOOR
947 sq.ft. (88.0 sq.m.) approx.



1ST FLOOR
664 sq.ft. (61.7 sq.m.) approx.



TOTAL FLOOR AREA: 1991 sq.ft. (185.0 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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This beautiful semi-detached home offers a real feel of grandeur and space. Having been well loved and maintained by the same family for the last forty years it is well-kept and well-presented throughout, however would now benefit from elements of modernising and updating. The plot the house sits in is large and the house itself is positioned centrally allowing for excellent privacy to the front and rear aspects from mature hedging and well-established trees. A detached garage sits alongside the substantial driveway which lies next to a generous front lawn. A picket fence is positioned at the foot of the driveway and allows access to the garden at the rear. A paved patio leads out to a large lawn enclosed by more mature hedging.

Internally there is a generous entrance porch with a WC, leading into a grand hallway with turning staircase leading to the first floor. There are two large reception rooms both offering fireplaces and beautiful cornicing. The kitchen is a solid wood 'Small Bone' kitchen and sits alongside the rear reception room and leads out to a conservatory come porch area which accesses two out houses including a WC and a utility room, it also provides access to the cellar space. The cellar comprises of two large rooms both with external windows and electric points and provide options for potential conversion. To the first floor the three bedrooms all sit off a large landing and are all generous doubles with fitted wardrobes. The master bedroom further benefits from a generous en-suite bathroom. The family bathroom completes this lovely home and is a three piece suite comprising bath with shower over, WC and wash hand basin.

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.

