

ANY
PART EXCHANGE
WELCOME



Moss Lane

BRAMHALL, STOCKPORT, SK7 1EH

SHRIGLEY ROSE & CO

Bespoke Estate Agents





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ANY PART EXCHANGE WELCOME Located within this Unique, Private & Secure Cul-De-Sac Position set back from the road, this well-cared for 3,700 Sq Ft, FIVE BEDROOM Detached Home forms part of a Small Hamlet of 3 Quality Individual Detached Homes all backing onto Beautiful OPEN COUNTRYSIDE, an Ideal Home for a Large Family. Located in a highly sought-after area of Bramhall, this truly original home pleasantly blends traditional style with modern family living and is ideal for a large family. You enter this home via a porch which opens out into an impressive reception hall with a staircase leading to the first floor. The first reception room has large windows which invite in plenty of natural light. From here you can move into a spacious dining room with a beamed ceiling and original fireplace. Beyond the dining room there is a cloakroom with storage and WC. From the rear of the hall, you will find a welcoming kitchen with fully fitted utility room. To the right of the kitchen is a snug with patio doors to the rear garden. You will be pleased to discover a large living room through double doors with a large feature stone fireplace and double patio doors providing access into the rear garden. On the first floor there are 5 double bedrooms all with fitted furniture, 2 en-suites, and a family bathroom. A walk-in airing cupboard offers a useful storage area, along with a boarded loft accessed via loft ladder. Externally, there is a large detached double garage with storeroom to the rear and a greenhouse. Planning permission is in place to transform the garage into a 2 storey building whilst retaining the full size garage. To the front of the property is a large sweeping driveway adjacent to a sizeable lawned area which is home to several mature trees which adds to the privacy of this home. The rear, secluded south facing garden of this property offers a safe place to relax in the evening time basking in the sounds of the local nature and offers to the most spectacular views of the neighbouring countryside and beyond.

The Current Owners Love:

- Wonderful outlook overlooking Rainow, Macclesfield, Disley and beyond
- We love having the fire lit in the winter
- Can't see another building through the lounge and snug windows, it's total privacy

We Have Noticed:

- Prime location with spectacular views
- Expansive gardens to the front and rear
- Great opportunity to create your dream home





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Key Features:

- Any part exchange welcome
- 5 bedrooms with 2 en-suites
- Beautiful gardens with the rear overlooking open countryside
- 3 reception rooms
- Ample private parking
- Detached garage with planning permission to transform into 2-storey building

Tenure: Freehold

Council Tax Band: G (to be confirmed by local authority).

Possession: Vacant possession upon completion.

Viewing: Strictly by appointment only through One Stop Property Solutions.





Property Summary

Entrance Porch

Reception Hall 21' 6" x 19' 6" (6.55m x 5.94m)

Living Room 14' 1" x 27' 11" (4.29m x 8.50m)

Snug 11' 3" x 12' 3" (3.43m x 3.73m)

Dining Room 17' 3" x 18' 1" (5.25m x 5.51m)

Kitchen/Diner 12' 3" x 17' 11" (3.73m x 5.46m)

Utility Room 12' 3" x 7' 7" (3.73m x 2.31m)

WC

Detached Garage 18' 10" x 26' 3" (5.74m x 7.99m)

Garage Store Room 18' 11" x 5' 6" (5.76m x 1.68m)

Greenhouse 18' 10" x 5' 0" (5.74m x 1.52m)

Bedroom 1 16' 10" x 14' 0" (5.13m x 4.26m)

En-suite

Bedroom 2 12' 3" x 20' 4" (3.73m x 6.19m)

Bedroom 3 18' 4" x 19' 0" (5.58m x 5.79m)

En-suite

Bedroom 4 10' 9" x 11' 10" (3.27m x 3.60m)

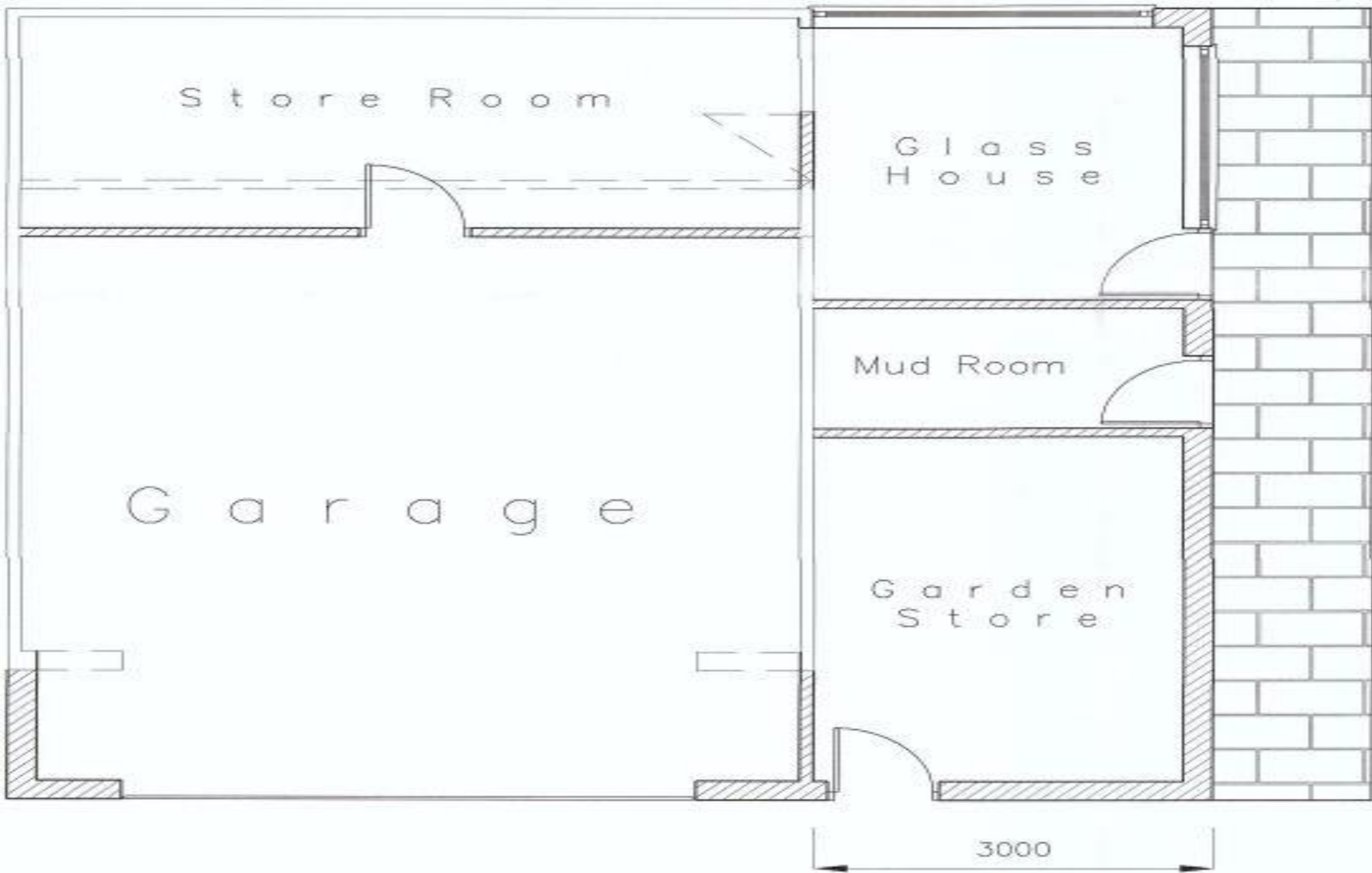
Bedroom 5 12' 3" x 13' 1" (3.73m x 3.98m)

Bathroom

Storage



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 c	79 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

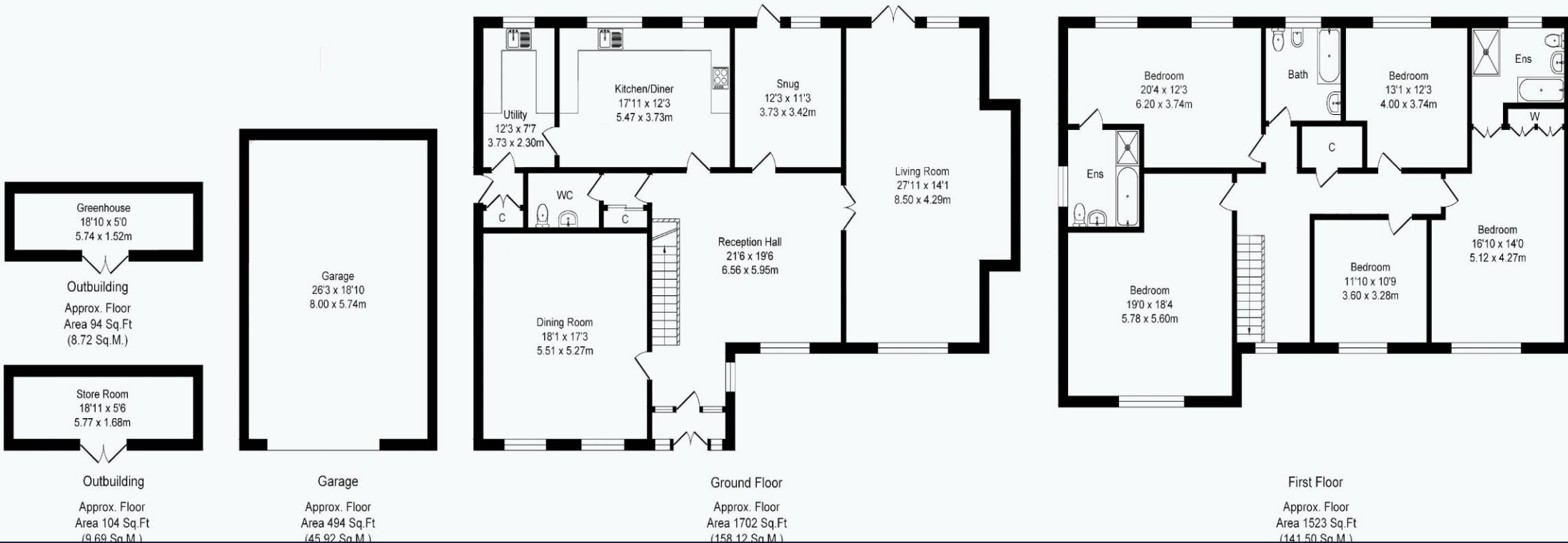


Proposed Floor Plan

DID YOU KNOW...? YOU CAN PART EXCHANGE YOUR CURRENT HOME FOR THIS PROPERTY... HASSLE FREE.

Moss Lane, Bramhall
 Total Approx. Floor Area 3917 Sq.ft. (363.95 Sq.M.)

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only



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MONEY LAUNDERING REGULATIONS 2017 Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. THE PROPERTY MISDESCRIPTIONS ACT 1991 We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars, whilst believed to be accurate are set out as a general guideline and do not constitute any part of an offer or contract. Intending Purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.