

ANY
PART EXCHANGE
WELCOME



Moss Lane

Bramhall, SK7 1EH

SHRIGLEY ROSE & CO

Bespoke Estate Agents





Moss Lane, Bramhall, SK7 1EH

NEW-CHAIN-FREE, ANY Part Exchange Welcome, a UNIQUE 5 DOUBLE BEDROOM 16th CENTURY DETACHED COTTAGE - PRIVATE 0.75 ACRE PLOT, a Hidden Gem, surrounded by Beautifully Landscaped Gardens adjacent to Open Countryside, Arguably the Best Plot in Bramhall..

Set back and hidden from the road, the long driveway leads you to a very special home sitting on one of the largest private plots in the area.

The current owners personal comments;

"We have all loved the big garden.
My 'football pitch' was the big lawn at the back.
I had some great goals that my Dad made"

"The proximity of the fields, my bedroom window looked out over the fields, towards the Pennines in the distance"

The Current Owners Love:

- The big garden. My 'football pitch' was the big lawn at the back. I had some great goals that my Dad made.
- The big room at the back of the house that we called 'the playroom'. It was our teenager room.
- The proximity of the fields. My bedroom window looked out over the fields, towards the Pennines in the distance.

We Have Noticed:

- Characterful 16th Century cottage with many original features.
- Set in an idyllic, private approx 0.8 of an acre plot with mature gardens.
- Perfect family home.





Key Features:

- Typical English garden set in a 0.75 acre of a plot
- Characterful 16th century cottage with many original features
- Close to countryside walks
- At the Woodford end of Moss Lane
- Short walk to the vibrant restaurants and shops in Bramhall
- Potential to add value to the beauty already there

Tenure: Freehold

Council Tax Band: G

Possession: Vacant possession upon completion

Viewing: Strictly by appointment only through Shrigley Rose

Property Summary:

Ground Floor

Open Living Space 14'9" x 16'0" (4.50m x 4.90m)

Lounge 21'3" x 14'9" (6.50m x 4.50m)

Living Room 23'3" x 14'5" (7.10m x 4.40m)

Kitchen 11'2" x 18'4" (3.42m x 5.61m)

Utility Room 17'0" x 9'2" (5.20m x 2.80m)

Bedroom 5/Office 13'5" x 14'5" (4.10m x 4.40m)

Shower Room

Toilet

Conservatory 9'10" x 17'2" (3.00m x 5.24m)

First Floor

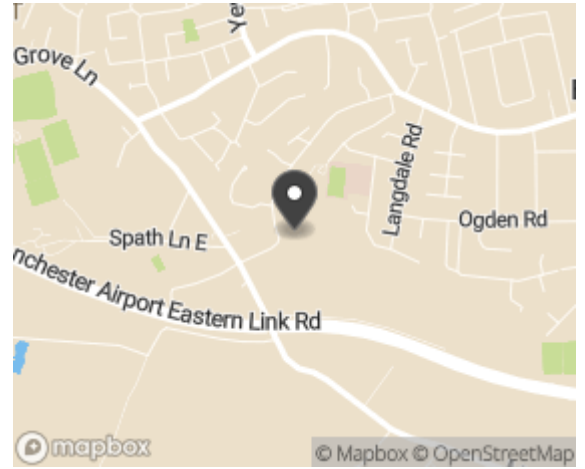
Bedroom 1 19'8" x 14'9" (6.00m x 4.50m)

Bedroom 2 14'6" x 12'1" (4.43m x 3.70m)

Bathroom



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E		
(21-38) F	26	
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	





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



4 Ravenoak Road, Cheadle Hulme, SK8 7DL

Tel: **0161 425 7878**

Email: **hello@shrigley-rose.co.uk**

www.shrigley-rose.co.uk

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 cooperation 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.