

ANY  
PART EXCHANGE  
WELCOME



Moss Lane

Bramhall, SK7 1EQ

SHRIGLEY ROSE & CO

Bespoke Estate Agents





## Moss Lane, Bramhall, SK7 1EQ

Think Boutique Hotel.... A Simply Stunning Five Bedroom Detached Family Home on a Very Generous Private Mature Plot, Beautiful Gardens, within Walking Distance to Bramhall Village. This Beautiful Family Home is located in the Heart of Bramhall Village, Walking Distance to all the Local Amenities such as Great Bars, Restaurants and Boutique Shops, as well as being close to Bramhall Train Station for an easy journey into Manchester City Centre.

This home benefits from a Large Wrap Around Garden and a driveway suitable for several vehicles on a large private plot.

Upon entering this stylish home you are initially impressed by the cosy living room overlooking the garden from both windows. There is also a spacious living kitchen with bi-fold doors that open out on to the garden, ideal for family and friends gathering! The ground floor also benefits from a home study, another spacious sitting room, and a downstairs toilet.

The first floor comprises of five spacious bedrooms, two with ensembles, as well as a family bathroom. The master bedroom has a walk-in wardrobe and an ensuite with a free standing bath and a large walk-in shower.

### The Current Owners Love:

- The high ceilings show off the sheer amount of natural light in each room throughout the day.
- Being only a 10 minute walk into the village is one of our favourite things about this house!
- Endless amounts of storage space.

### We Have Noticed:

- Stunning Family Home in a Prime Bramhall Location.
- Large Private Plot.
- Large Wrap Around Gardens.







### Key Features:

- Any Part Exchange Welcome
- Large Private Plot
- 5 Double Bedrooms
- 3 Spacious Reception Rooms
- Generous Wrap Around Gardens

**Tenure:** Freehold

**Council Tax Band:** G

**Possession:** Vacant possession upon completion

**Viewing:** Strictly by appointment only through Shrigley Rose

## Property Summary:

### Ground Floor

**Entrance Hall** 16'9" x 10'3" (5.11m x 3.12m)

**Kitchen** 22'7" x 22'0" (6.88m x 6.71m)

**Study** 11'1" x 7'4" (3.38m x 2.24m)

**Living Room** 27'7" x 16'2" (8.41m x 4.93m)

**Sitting Room** 23'0" x 18'8" (7.01m x 5.69m)

**WC**

### First Floor

**Master Bedroom** 21'9" x 15'10" (6.63m x 4.83m)

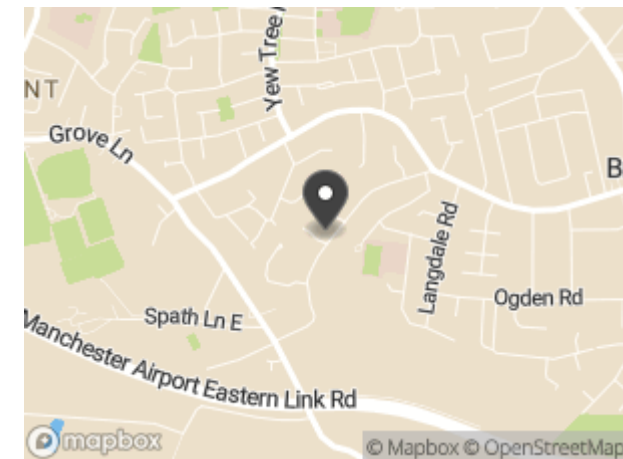
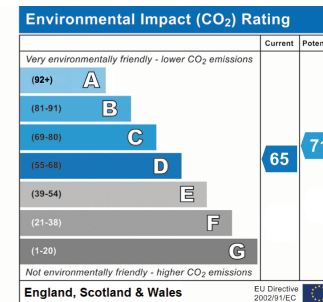
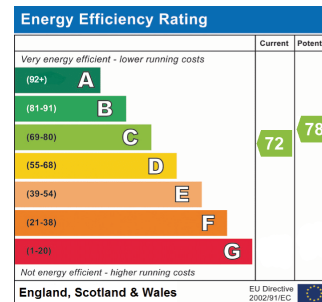
**Bedroom 2** 15'1" x 13'9" (4.6m x 4.19m)

**Bedroom 3** 12'2" x 10'2" (3.71m x 3.1m)

**Bedroom 4** 10'2" x 9'10" (3.1m x 3m)

**Bedroom 5** 7'10" x 7'7" (2.39m x 2.31m)

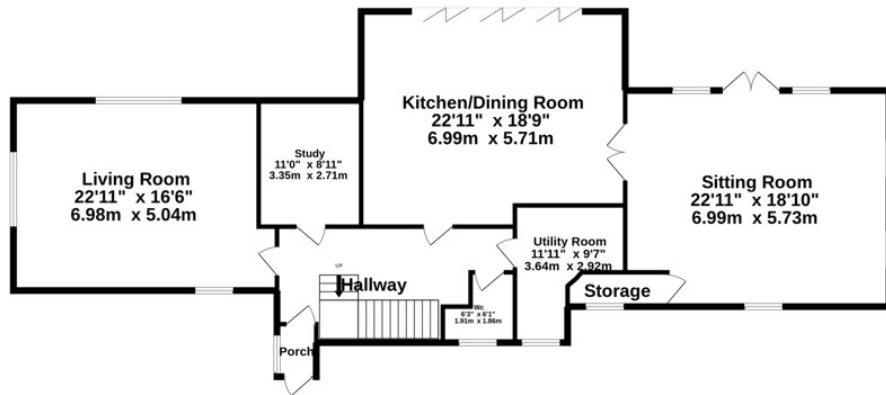
**Landing** 29'2" x 11'2" (8.89m x 3.4m)



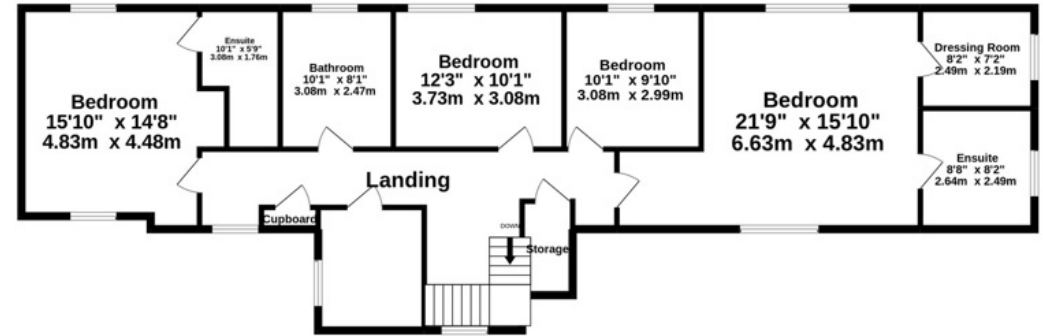


DID YOU KNOW...? YOU CAN PART EXCHANGE YOUR CURRENT HOME FOR THIS PROPERTY... HASSLE FREE.

Ground floor  
1619 sq.ft. (150.4 sq.m.) approx.



1st floor  
1265 sq.ft. (117.5 sq.m.) approx.



TOTAL FLOOR AREA : 2884 sq.ft. (268.0 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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