

# 74 Ashley Drive

Bramhall, Cheshire, SK7 1EP



*mosley jarman*









## 74 Ashley Drive, Bramhall, Cheshire, SK7 1EP

**£550,000**

A simply stunning and superbly extended example of one of these hugely popular family homes on Ashley Drive, just a short walk from the heart of Bramhall village and within the school catchment for Moss Hey Primary School and Bramhall High School. Having been re-modelled on the ground floor with a contemporary living kitchen extension, it also benefits from a loft conversion and as such offers deceptive levels of accommodation which must be viewed.

To the ground floor you'll find a spacious hallway with engineered wooden flooring which is a feature throughout the ground floor along with underfloor heating, understairs storage and access to a down stairs WC. To the front is a bay fronted lounge, stylishly presented with feature alcoves, white oak plantation shutters, and enjoying a 'Jotul' wood burning stove. To the rear is the wonderful extended living kitchen which has Crittall style doors opening to the rear garden and a roof lantern. The kitchen space is fitted with a contemporary range of floor and wall units and a large island unit with breakfast bar, and houses Neff double ovens and combi microwave/oven, AEG induction hob with built in extractor, Neff dishwasher, wine chiller and Quooker instant hot water tap with space provided for a fridge/ freezer Tucked off the kitchen is a small utility room with plumbing for a washing machine.

On the first floor the landing leads to 3 bedrooms, the principal one enjoying 'Sliderobe' fitted wardrobes, and an attractive family bathroom with both a bath and separate walk in shower.

On the second floor is a loft bedroom with skylight windows, and another WC.

- EXTENDED FAMILY HOME
- STUNNING KITCHEN/ DINER
- STYLISHLY PRESENTED THROUGHOUT
- LOFT CONVERSION
- UTILITY ROOM AND DOWNSTAIRS WC
- MOSS HEY PRIMARY CATCHMENT
- CLOSE TO BRAMHALL VILLAGE
- CHAIN FREE SALE











## Grounds and Gardens

Externally there is a garden and driveway frontage with gated access to the rear. The rear garden is full of beautiful shrubs and trees, with a small central lawn, and a large decked area towards the rear with space for a shed.

## Location

Bramhall is an attractive, leafy and affluent village with a population of around 25,500, situated 11 miles to the south of Manchester. A suburb that has emerged on a 'rich list' as 4th most expensive in house prices around Greater Manchester. Bramhall has a strong village community spirit (voted 'least lonely' and the 'friendliest' place to live in Britain), playing host to a Summer Festival, Light Up Bramhall winter festival and numerous community-centred events. Bramhall plays host to many restaurants, bars and coffee shops. Restaurants are joined by drink and dine venues to create a vibrant nightlife for a modest village. At the more relaxed end of the spectrum lie quality coffee shops. Bramhall Hall is the area's most famous landmark, one of England's greatest 14th century manors. Centre piece to Bramall Park, it is set in 70 acre grounds of parkland, woods, lakes, and gardens, playing host to it's own 5K Run. Ladybrook (Happy) Valley, an ancient wooded river and nature reserve provides another 17 hectares of peaceful walks and recreational space. Enjoy sports at Bramall Park Golf Club, Bramhall Golf Club, Bramhall Lane Lawn Tennis Club, Bramall Park Lawn Tennis Club and Stockport Hockey Club and keep fit at Total Fitness or David Lloyd. Manchester International Airport is just 6 miles away, Bramhall Railway Station is on the main line from Manchester to London via Macclesfield and

Stoke on Trent, with local trains bound for Manchester Piccadilly also stopping at Bramhall and it's just 23 minutes into the city centre. Bramhall is easily accessible via M60 and M6 motorways and local buses are plentiful.

## Important Information

Heating - Gas central heating (radiators) and some underfloor heating

Mains - Gas, Electric, waters and drains

Property Construction- Brick built with tiled roof

Flood Risk - Very Low Risk (Surface water), Very Low Risk (sea and rivers)\*\*

Water Meter - Yes

Freehold

Broadband providers - Openreach / Virgin Media - FTTP (Fibre to the Premises). You may also be able to obtain broadband service from these Fixed Wireless Access providers covering your area for EE/ Three

Mobile providers- Mobile coverage at the property available with all main providers\*.  
\* Information provided by Ofcom checker and isn't guaranteed. Mosley Jarman take no responsibility for inaccuracies and advise potential buyers to do their own checks before committing to purchase.

\*\* Information provided by GOV.UK

Postcode: **SK7 1EP**

What 3 Words: **glitz.parts.chains**

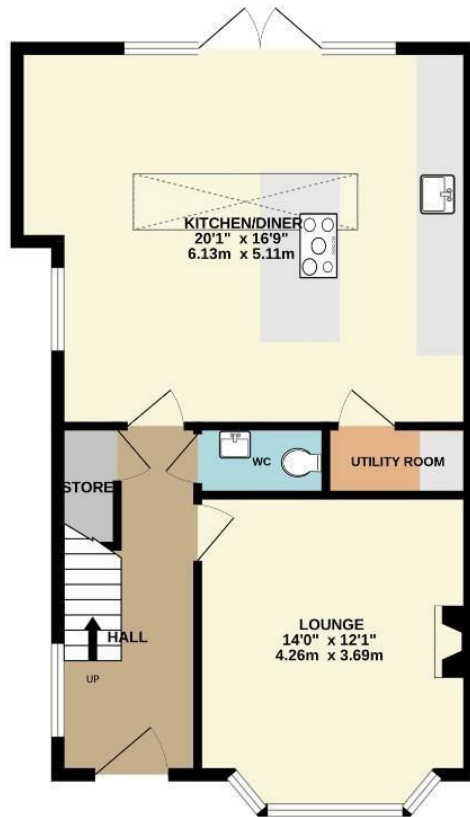
Council Tax Band:

EPC Rating: **Freehold**

Tenure:



GROUND FLOOR  
614 sq.ft. (57.0 sq.m.) approx.



1ST FLOOR  
420 sq.ft. (39.0 sq.m.) approx.



2ND FLOOR  
208 sq.ft. (19.3 sq.m.) approx.



TOTAL FLOOR AREA : 1241 sq.ft. (115.3 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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226 Moss Lane, Bramhall, Cheshire, SK7 1BD

Email: [bramhall@mosleyjarman.co.uk](mailto:bramhall@mosleyjarman.co.uk)

T: 0161 439 5658

[www.mosleyjarman.co.uk](http://www.mosleyjarman.co.uk)

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