

**32 Ashley Drive**  
Bramhall, Cheshire, SK7 1EW



*mosley jarman*









## 32 Ashley Drive, Bramhall, Cheshire, SK7 1EW

**£525,000**

A fantastic opportunity to acquire this 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. The property enjoys an open plan kitchen/ diner at the rear overlooking the lovely rear garden, and also a superb dormer loft conversion creating an additional en-suite principal bedroom.

To the ground floor you'll find a spacious hallway with understairs storage leading through to the bay fronted lounge, stylishly presented with feature alcoves, and enjoying a wood burning stove. To the rear is the wonderful kitchen/diner with glazed double doors opening to the rear garden. The kitchen space is fitted with an attractive range of floor and wall units with a large range oven, integrated dishwasher, and Belfast sink with space for a fridge freezer. In the dining space, there's another range of base level units which cleverly side the space and plumbing for a washing machine and dryer.

On the first floor the landing leads to 3 bedrooms all of which have built in storage, and the spacious family bathroom, whilst a turning staircase leads up to the principal bedroom. With lovely roof top views via the dormer window, this spacious bedroom has a large storage recess, access to eaves storage and enjoys its own en-suite shower room.

- DORMER LOFT CONVERSION
- OPEN PLAN KITCHEN/ DINER
- SEPARATE LOUNGE
- WOODBURNER
- 4 GOOD SIZED BEDROOMS
- PRINCIPAL BEDROOM WITH ENSUITE
- HUGELY DESIRABLE LOCATION
- SHORT WALK TO BRAMHALL VILLAGE









## Grounds and Gardens

To the front is an attractive lawned garden sitting alongside the driveway which extends down the side of the house. The rear garden is a real treat with a decked area adjacent to the kitchen/diner, a shaped lawn, stone filled patio areas and even a chicken run/ enclosure. There are apple, hazelnut and damson trees to enjoy.

## Location

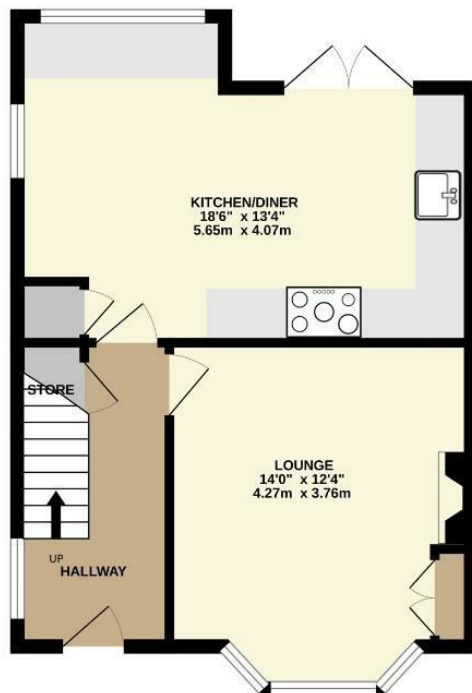
Bramhall is an attractive, leafy and affluent village with a population of around 25,500, situated 11 miles to the south of Manchester. A suburb that has emerged on a 'rich list' as 4th most expensive in house prices around Greater Manchester. Bramhall has a strong village community spirit (voted 'least 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 SK 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

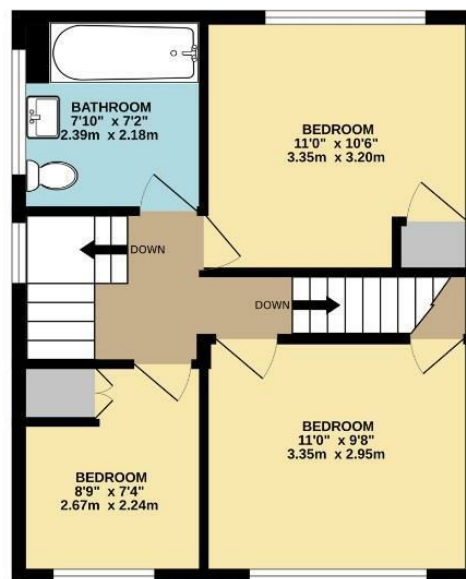
Heating - Gas central heating (radiators).  
Mains - Gas, Electric, waters and drains  
Property Construction- Brick built with tiled roof  
Flood Risk - Very Low Risk (Surface water), Very Low Risk (sea and rivers)\*\*  
Water Meter - YES  
Leasehold - 934 years remaining  
Broadband providers - Openreach / 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  
If you purchase a property through our agency, we will charge an administration fee which includes a contribution towards Anti-Money Laundering (AML) compliance checks, identity verification and our ongoing monitoring obligations in accordance with current Anti-Money Laundering legislation and regulations. Please contact the branch for further information.

Postcode: **SK7 1EW**  
What 3 Words: **half.office.crib**  
Council Tax Band: **D**  
EPC Rating: **C**  
Tenure: **Leasehold**

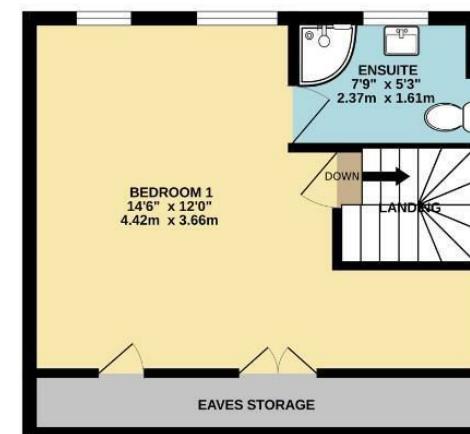
GROUND FLOOR  
455 sq.ft. (42.3 sq.m.) approx.



1ST FLOOR  
498 sq.ft. (46.3 sq.m.) approx.



2ND FLOOR  
314 sq.ft. (29.2 sq.m.) approx.



TOTAL FLOOR AREA : 1267 sq.ft. (117.7 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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