

29 Ashley Drive

Bramhall, Cheshire, SK7 1EW



mosley jarman



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£450,000

A well-appointed three-bedroom semi-detached family home, ideally situated within a highly sought-after residential area close to Bramhall village and within the catchment for Moss Hey Primary School and Bramhall High School. The property benefits from uPVC double glazing, gas-fired central heating via a combination boiler, off-road parking, a detached garage and a Southwest-facing garden.

The accommodation comprises an entrance hallway with stairs to the first floor, a bright living room with a bay window, and a dining room with French doors opening onto the rear garden. The kitchen is fitted with matching wall and base units, offers space for appliances, a pantry cupboard, a breakfast bar, and presents excellent potential to be opened up into the dining room.

To the first floor, the landing provides access to three well-proportioned bedrooms and a family bathroom. There are also stairs leading to a useful loft room.



- A well-appointed semi-detached family home
- Located in a highly sought-after residential area close to Bramhall village
- uPVC double glazing and gas-fired central heating
- Detached garage
- Southwest facing rear garden
- Three-bedrooms
- Within the catchment for Moss Hey Primary School
- Off-road parking
- Fully boarded loft room
- No onwards chain



The Grounds and Gardens

To the front of the property, there is a driveway providing off-road parking for several vehicles, which runs alongside the house. The front garden is mainly laid to lawn and bordered by a hedge, creating a pleasant outlook from the living room. To the rear, the property boasts a fantastic Southwest-facing garden, featuring a patio area and a lawned garden. There is also a detached garage. This outdoor space is ideal for entertaining and enjoying the sunny aspect.

The 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 Bramhall 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, Bramhall 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 - Medium (Surface water). Very Low Risk (sea and rivers)**

Water Meter- tbc

Leasehold - (999 year term / 949 years remaining)

Broadband providers - Openreach - 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*. (Some limited indoor coverage).

* 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 1EW**

What 3 Words: **those.bake.lunch**

Council Tax Band: **D**

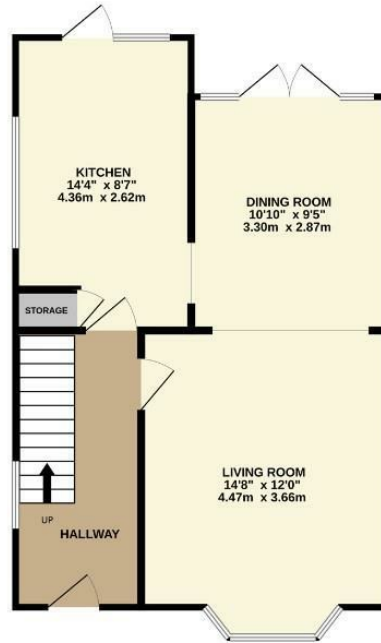
EPC Rating: **D**

Tenure: **Leasehold**

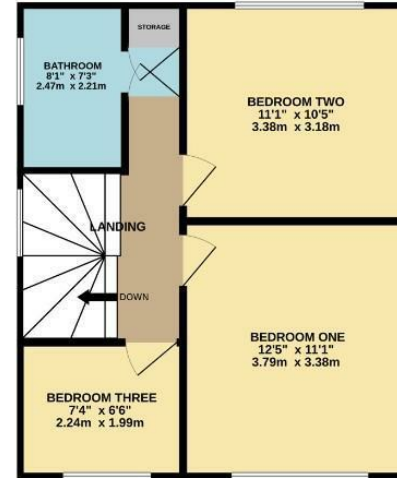
GARAGE
140 sq.ft. (13.0 sq.m.) approx.



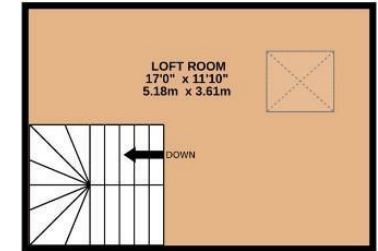
GROUND FLOOR
485 sq.ft. (45.0 sq.m.) approx.



1ST FLOOR
440 sq.ft. (40.8 sq.m.) approx.



2ND FLOOR
202 sq.ft. (18.8 sq.m.) approx.



TOTAL FLOOR AREA : 1268 sq.ft. (117.8 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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