



**GASCOIGNE
HALMAN**

Ashley Drive, Bramhall

THE AREA'S LEADING ESTATE AGENCY



This superb semi detached family home occupies an excellent location close to Hursthead Infant & Junior School as well as Moss Hey Primary School, whilst also being in close proximity and walking distance to Bramhall village. The property benefits from four bedrooms and two bathrooms making this an ideal option for families. The optimum south facing rear garden will ensure the property is bathed in natural light and this will also prove beneficial during those spring and summer months. The property is offered with no onward chain for additional convenience.

Property details

- No Onward Chain
- Within Walking Distance of Hursthead Infant & Junior School
- Highly Desirable Residential Location Close to Bramhall Village
- Enclosed South Facing Rear Garden with Single Detached Garage
- Loft Conversion Revealing Additional Fourth Bedroom
- Superb Semi Detached Family Home With Driveway & Scope to Extend (STPP)



About this property

NO CHAIN. This bay fronted semi detached property is ideally located in a family orientated environment with excellent Schools & transport links on the doorstep. An inviting entrance hallway leads to a large bay fronted living room which displays an open plan arrangement to the dining room with double patio doors leading to the south facing rear garden. A separate galley style kitchen completes the ground floor accommodation but as with many properties along Ashley Drive, the property could be adapted to suit a more open plan living space by connecting the kitchen and dining area. It is also not unusual to see some clever ground floor extensions to enhance the sq/ft and living space even further. To the first floor there are three capable bedrooms, the master bedroom benefiting from a range of built in wardrobes, whilst the second bedroom includes an ensuite shower room. The main family bathroom is positioned just off the hallway. To the second floor there is a converted loft which reveals the fourth bedroom providing ample sleeping quarters. There is even some eaves storage positioned off the landing area. Externally there is a block paved driveway leading to a single detached brick built garage as well as a south facing rear garden.





DIRECTIONS

SK7 1EP

COUNCIL TAX BAND

Council Tax Band D

TENURE

Leasehold

SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.

LOCAL AUTHORITY

Stockport Metropolitan Borough Council

VIEWING

Viewing strictly by appointment.

EFFICIENCY RATING

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

PRIMARY SOURCE OF HEATING

Gas fired hot water radiators

PRIMARY ARRANGEMENT FOR SEWERAGE

Mains Supply

PRIMARY SOURCE OF ELECTRICITY

Mains Supply

PRIMARY SOURCE OF WATER

Mains Supply

BROADBAND CONNECTION

Fibre To Premises

ANY EASEMENTS, SERVITUDES OR WAYLEAVES?

No

ARE THERE ANY RESTRICTIONS ASSOCIATED WITH THE PROPERTY

No

THE EXISTENCE OF ANY PUBLIC OR PRIVATE RIGHT OF WAY?

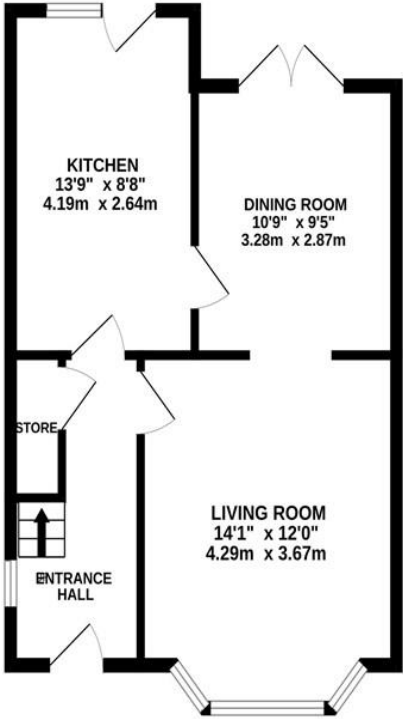
No

HAS PROPERTY BEEN FLOODED IN 5 YEARS

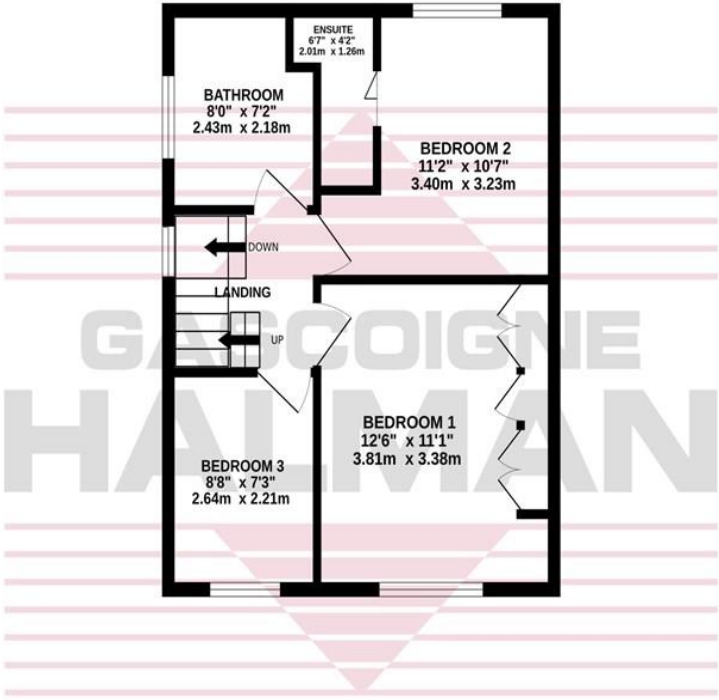
No

NOTICE Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.

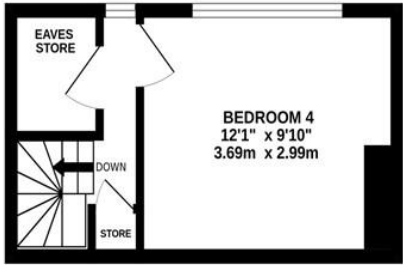
GROUND FLOOR
459 sq.ft. (42.6 sq.m.) approx.



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



2ND FLOOR
173 sq.ft. (16.1 sq.m.) approx.



TOTAL FLOOR AREA : 1051 sq.ft. (97.7 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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