

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



FOR SALE  
*Mosley Jarman*  
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## 35 Ashley Drive, Bramhall, Cheshire, SK7 1EW

**£475,000**

An extremely well presented three bedroom bay fronted Neo-Georgian semi-detached family home situated in a quiet, convenient location close to Bramhall village, train station and within the catchment for Moss Hey Primary School and Bramhall High School. The property benefits from UPVC double glazing, gas fired central heating (run by a combination boiler), off road parking for several cars, detached garage and a generous family garden. In addition there is excellent potential to extend and/ or convert the loft if desired.

The accommodation includes a hall with useful understairs WC, a striking bay fronted lounge with stylish media wall and pocket sliding doors which open through to the open plan kitchen/ diner at the rear. The kitchen area is fitted with a stylish range of units and a breakfast bar, and houses an integrated double oven and induction hob, with space for an American style fridge/ freezer and washing machine. The dining space enjoys dual aspect windows and a door leading out to the rear garden.

To the first floor the landing provides access to three good sized bedrooms and a contemporary bathroom which has been opened up to house both a bath and separate walk in shower.

- STYLISHLY PRESENTED
- LOUNGE WITH MEDIA WALL
- 3 WELL PROPORTIONED BEDROOMS
- LARGE REAR GARDEN
- KITCHEN/ DINER
- DOWN STAIRS WC
- SPACIOUS FAMILY BATHROOM
- SCOPE TO EXTEND AND CONVERT LOFT









### Grounds and Gardens

To the front is a small garden area, alongside which is a block paved driveway which extends down the side of the house with a wall mounted EV Charger. Gates lead to the rear garden and detached garage. The rear garden is very generous, with a paved patio adjacent to the rear of the house and a large lawn beyond all surrounded by panel fencing. At the end of the garden is a raised garden area and a small timber 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).

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 - TBC

Freehold - TBC

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

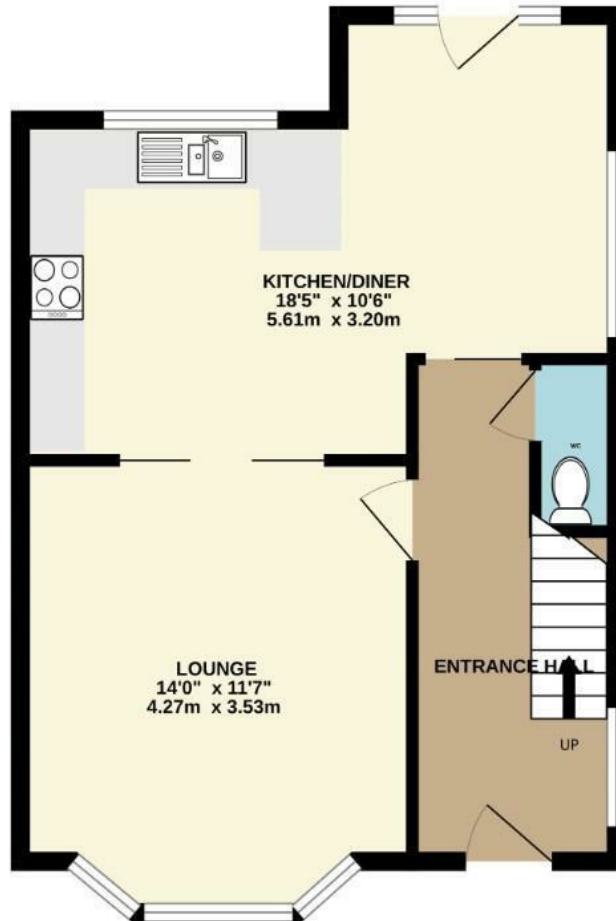
Mobile providers- Mobile coverage at the property available with all main providers\*.

\* 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.

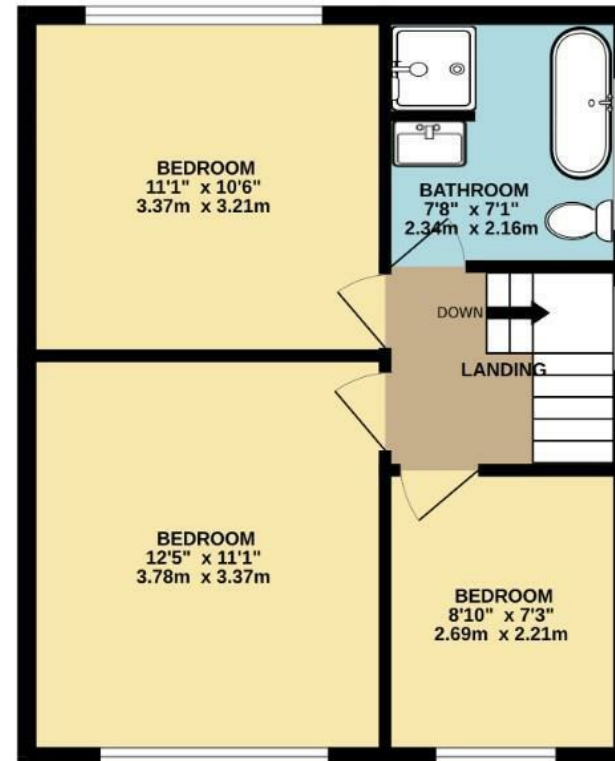
\*\* Information provided by GOV.UK

Postcode:	SK7 1EW
What 3 Words:	bravo.filled.neon
Council Tax Band:	D
EPC Rating:	D
Tenure:	Freehold

GROUND FLOOR  
460 sq.ft. (42.7 sq.m.) approx.



1ST FLOOR  
421 sq.ft. (39.1 sq.m.) approx.



TOTAL FLOOR AREA : 881 sq.ft. (81.8 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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