106 Ashley Drive

Bramhall, Cheshire, SK7 1ES

mosley jarman

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£450,000

An immaculately presented and maintained home, situated on the hugely sought after Ashley Drive, just a short walk from Bramhall village and within the Moss Hey Primary school catchment. Boasting a large lounge which opens through to the dining room and a conservatory extension beyond, the property also enjoys a lovely landscaped rear garden and a useful garden 'office' at the rear of the detached garage.

The accommodation comprises a spacious entrance hallway with a useful understairs cupboard. To the front is the bay fronted lounge with a feature fire place adding an attractive focal point, and striking LVT flooring which extends into the dining room/ snug. Beyond the snug, glazed double doors open to a lovely conservatory extension with double doors leading out to the garden. The generous breakfast kitchen also overlooks the rear garden, and is fitted with a comprehensive range of floor and wall units with a built in breakfast bar, and houses an integrated double oven, gas hob, dishwasher, washing machine, fridge and freezer. A door opens to the driveway at the side.

On the first floor the landing gives access to 3 well proportioned bedrooms, all of which have built in wardrobes, whilst the spacious family bathroom is attractively appointed with fully tiled walls and floor, a 3 piece suite including a bath with shower above and lovely built in recessed storage.

- HUGELY SOUGHT AFTER LOCATION
- IMMACULATELY MAINTAINED
- BREAKFAST KITCHEN
- FRONT AND REAR GARDEN
- MOSS HEY PRIMARY CATCHMENT
- CONSERVATORY EXTENSION
- GARDEN 'OFFICE'
- CLOSE TO BRAMHALL VILLAGE

Grounds and Gardens

To the front, the property enjoys a slightly elevated position with a lawned front garden and a driveway which extends down the side towards the garage.
The rear garden has been thoughtfully landscaped to create a charming, low maintenance garden with paved patios and pathways, raised, well stocked beds and a large raised deck at the rear. A gate leads through to an enclosed storage area, where a rear door opens to the fabulous garden 'office' which will no doubt a suite number of difference uses. Accessed from the front of the garage building is a smaller storage garage with an up and over door.

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 - YES
Leasehold - 941 Years remaining - £17/ annum ground rent
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 1ES
What 3 Words:	dice.pools.lanes
Council Tax Band:	D
EPC Rating:	D
Tenure:	Leasehold

GROUND FLOOR
653 sq.ft. (60.6 sq.m.) approx.

1ST FLOOR
406 sq.ft. (37.7 sq.m.) approx.

TOTAL FLOOR AREA : 1058 sq.ft. (98.3 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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