



Ashley Drive, Bramhall, SK7 1EP

£500,000

**GASCOIGNE
HALMAN**

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.

Council Tax Band: D

Tenure: Leasehold

EPC Rating: C

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





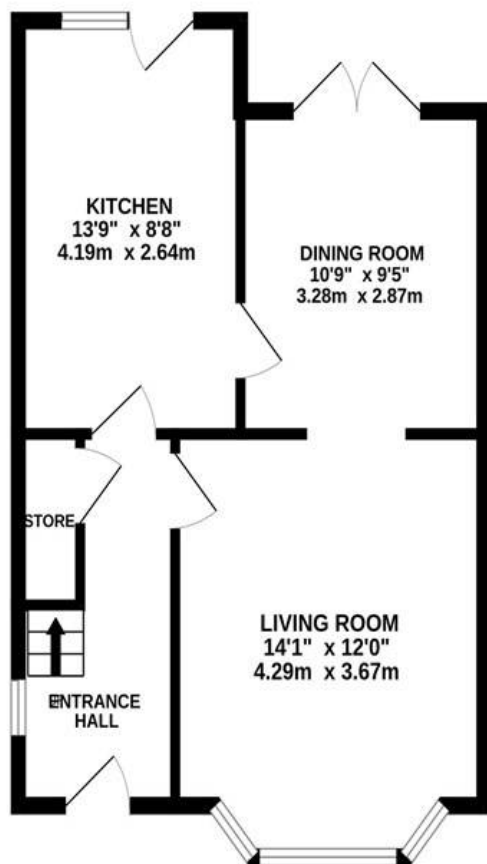
NO CHAIN. This bay fronted semi detached property is ideally located in a family orientated environment with excellent Schools & transport links on the doorstep. An inviting entrance hallway leads to a large bay fronted living room which displays an open plan arrangement to the dining room with double 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.



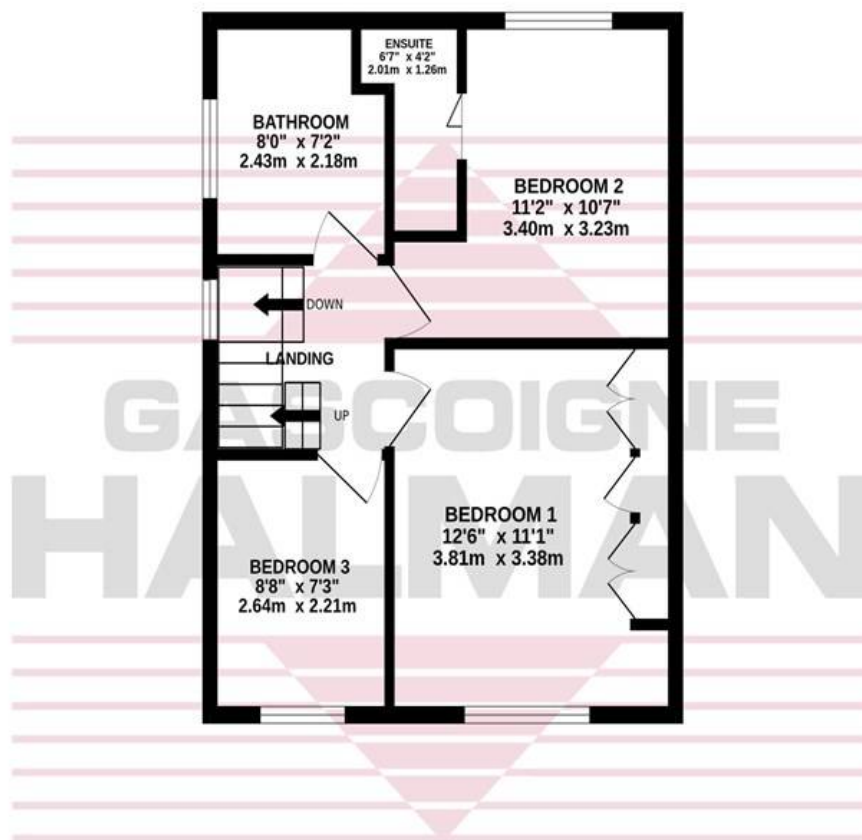




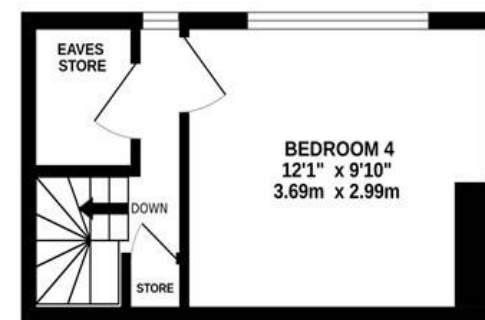
GROUND FLOOR
459 sq.ft. (42.6 sq.m.) approx.



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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