

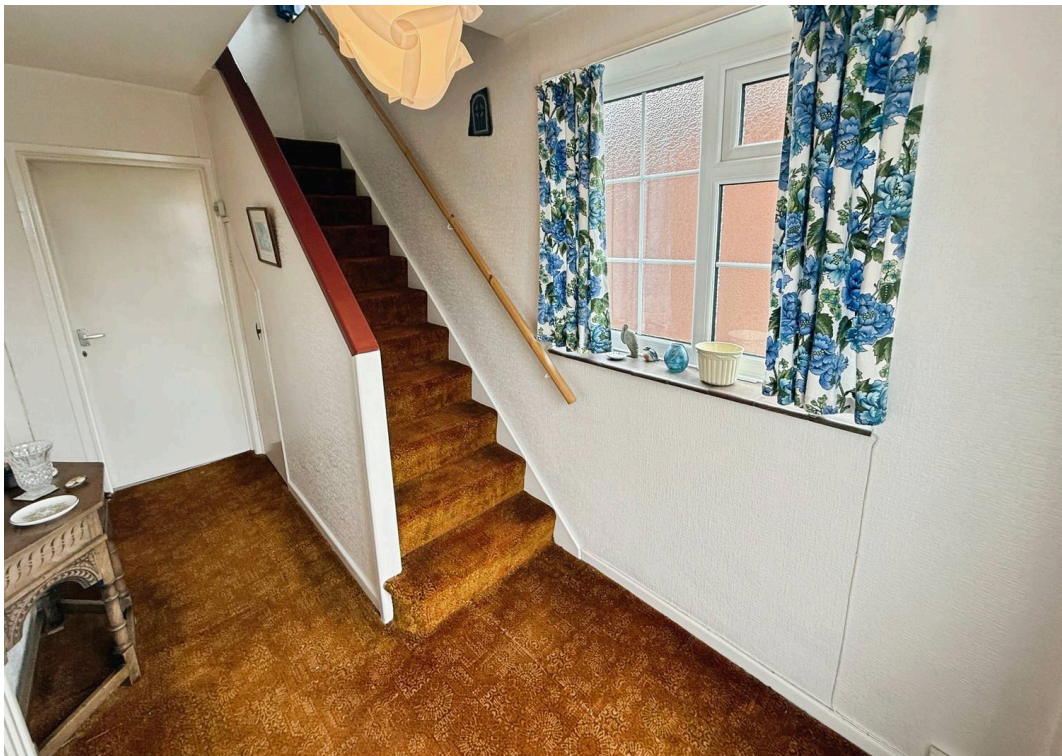


Ashley Drive, Bramhall, SK7 1EW

£425,000

**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY



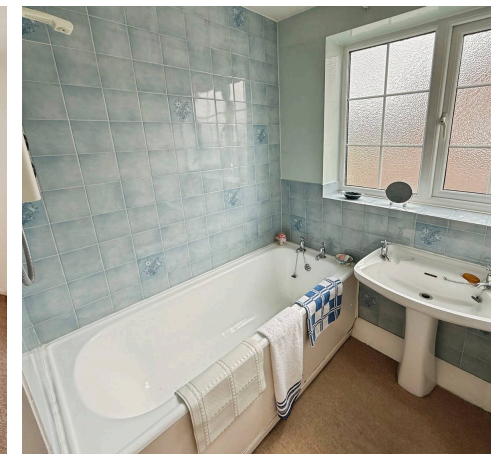
Well-proportioned three bed semi detached bay fronted family home in the sought-after location of Bramhall. The property is positioned within walking distance of the village as well as Bramhall train station. Excellent primary & secondary Schools are on the doorstep for additional convenience and whilst the property requires some updating, there are well proportioned reception rooms along with a delightful large private west-facing garden with garage.

Council Tax Band: D

Tenure: Leasehold

EPC Rating - D

- Large Private Established West Facing Rear Garden
- In Need of Selective Modernisation
- Highly Desirable Residential Location Within Walking Distance Of Bramhall Village
- Ideally Positioned For Hursthead Infant & Junior School & Moss hey Primary School
- No Onward Chain For Additional Convenience
- Three Bedroom Bay Fronted Semi Detached Family Home



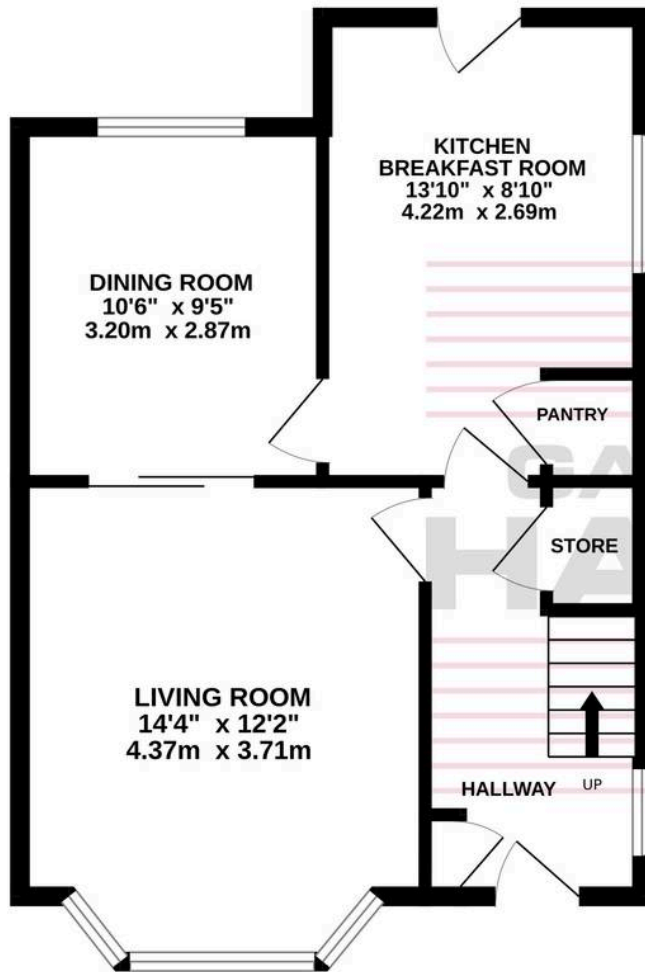
Presenting this well-proportioned three bedroom semi detached family home, ideally situated in a highly desirable residential area within easy walking distance of Bramhall Village. This property offers an exceptional opportunity for buyers seeking a home with great potential, as it is in need of selective modernisation, allowing you to tailor the space to your own taste and requirements. The accommodation is arranged over two floors and is thoughtfully designed to provide comfortable family living. On entering the property, you are welcomed by a spacious hallway, which leads to a generous bay fronted lounge, perfect for relaxing or entertaining guests. The separate dining room offers an additional versatile reception area, ideal for family meals or formal gatherings but sliding doors allow you to also open the two reception rooms into a larger living space. The kitchen, while requiring some updating, is a functional and well-proportioned space, offering ample storage and worktop areas. Upstairs, the property boasts three good sized bedrooms and the family bathroom is complimented by a separate WC. This home is offered with no onward chain, ensuring a straightforward and efficient purchasing process for prospective buyers. The location of this property is a particular highlight, being within close proximity to the highly regarded Hursthead Infant and Junior School, as well as Moss Hey Primary School, making it an ideal choice for families with children. Bramhall Village, with its array of independent shops, cafes, restaurants, and essential amenities, is just a short stroll away, providing a vibrant community atmosphere and everything you need for day-to-day living. Transport links are excellent, with convenient access to local bus routes and Bramhall railway station. The large, private, established west facing rear garden is a standout feature. A driveway leads to a single garage, adding further practicality for modern family life.



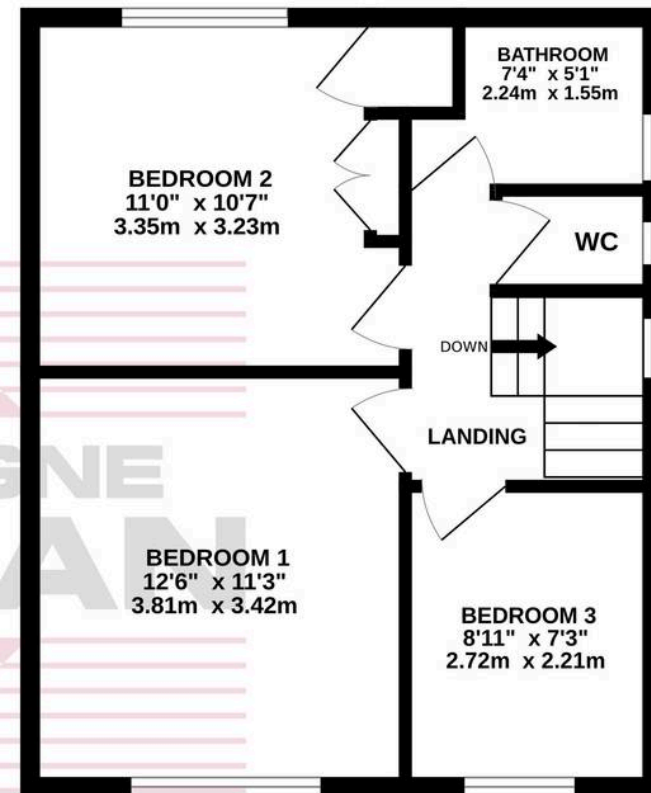
The property is located a short distance from the village that offers a wide range of shops that meet every day needs. Bramhall has a good recreation centre and a wide variety of pubs, bars and restaurants. The schools in the area are for all age groups and have an excellent reputation. Bramhall and Cheadle Hulme railway stations offer convenient access to the Manchester city centre, along with the towns of Stockport and Macclesfield. The larger shopping centres of Handforth Dean and Cheadle Royal are only a short drive away along with a motorway network connection to Manchester International Airport.



GROUND FLOOR
473 sq.ft. (44.0 sq.m.) approx.



1ST FLOOR
427 sq.ft. (39.7 sq.m.) approx.



TOTAL FLOOR AREA : 900 sq.ft. (83.6 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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