



Ashley Drive, Bramhall, SK7 1EW

£415,000

**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY

Spacious three bed semi in sought-after central Bramhall location close to amenities and near outstanding schools as well as Bramhall train station. The property would benefit from some updating, however there is no chain which is a distinct advantage to any buyer. Externally there is a large driveway leading to a single detached garage and a west facing rear garden which will delight any discerning buyer. The property offers scope to extend (STPP) and is ideal for families or investors. Early viewing advised.

Council Tax Band: D

Tenure: Leasehold, 999 years from 12 September 1960, Ground Rent is £13.50 Annually

EPC Rating: D

- Highly Desirable Location Within Walking Distance Of Bramhall Village
- Spacious Accommodation Approaching 1000 sq/ft
- No Onward Chain Offering A Peace Of Mind Purchase
- Three Bedroom Bay Fronted Semi Detached Family Home
- In Need Of Some Modernisation & Updating
- Spacious West Facing Rear Garden With Single Detached Garage
- Close To Moss Hey Primary School & Hursthead Infant & Junior School
- Additional Reception Area In The Form Of A Conservatory
- Excellent Opportunity To Extend & Re-Model (STPP)
- Walking Distance To Bramhall Train Station & Excellent Bus Routes Available On Moss Lane





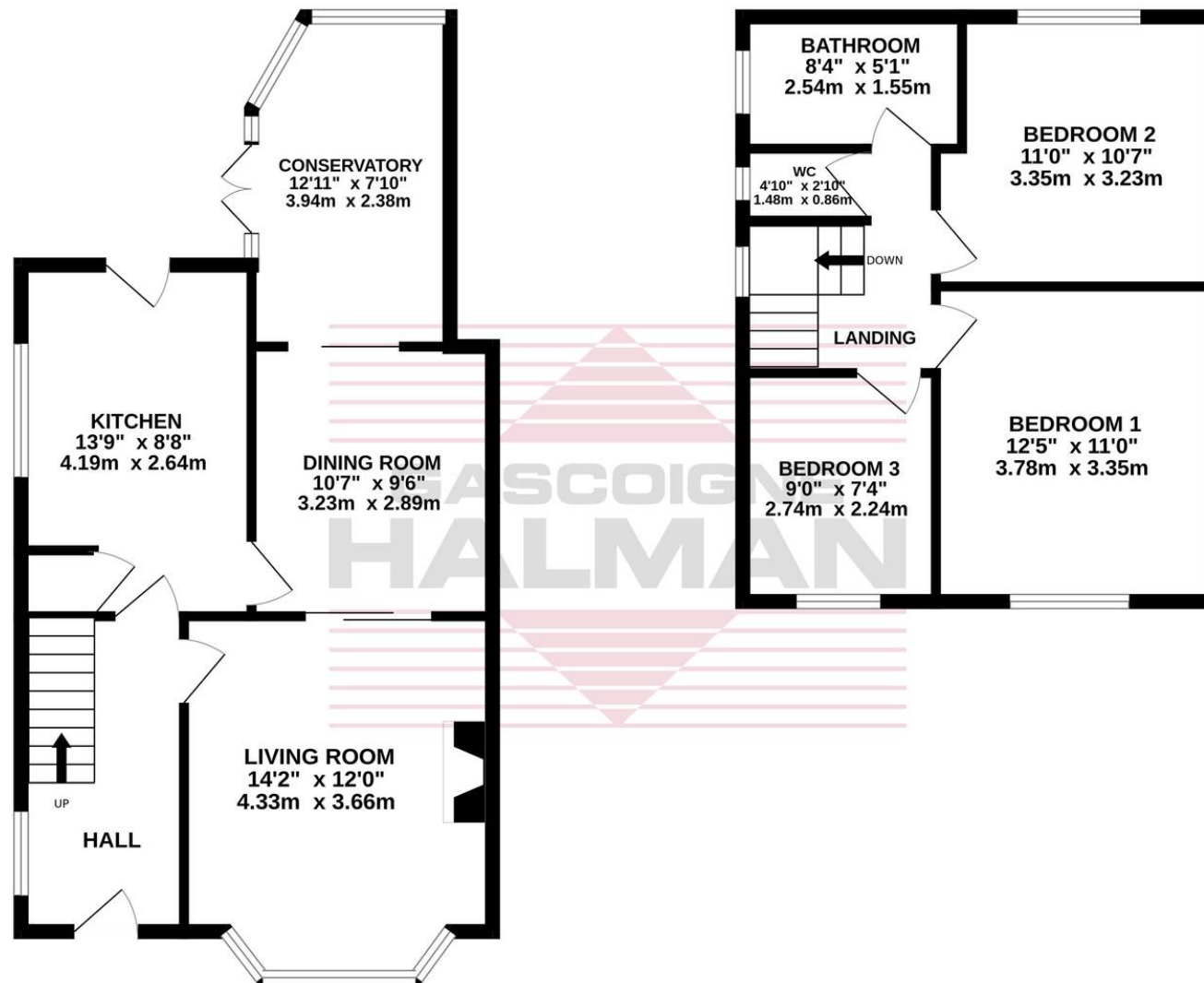
This three bedroom, bay fronted semi detached family home presents an excellent opportunity for buyers seeking a property in a highly desirable location within walking distance of Bramhall Village. The accommodation is spacious, approaching 1000 square feet, and is offered with no onward chain, providing peace of mind for those looking for a straightforward purchase. The property is in need of some modernisation and updating, making it ideal for buyers wishing to personalise their next home or investors seeking a project with scope to add value. Inside, the layout includes a welcoming entrance hall, a generous main lounge with bay window, and a separate dining room that leads into an additional reception area in the form of a conservatory, offering versatility for family living or entertaining guests. The kitchen is of a good size and provides potential for reconfiguration to create a modern open plan space, subject to the necessary consents. Upstairs, there are three well proportioned bedrooms, including two doubles and a single, along with a family bathroom. The property also benefits from a single detached garage, providing valuable storage or workshop space. For families, the location is particularly attractive, being close to Moss Hey Primary School and Hursthead Infant and Junior School, both of which are highly regarded in the area. Commuters will appreciate the convenience of Bramhall train station within walking distance, as well as excellent bus routes available on Moss Lane, ensuring easy access to surrounding areas and central Manchester. The property offers a superb opportunity to extend and re-model (subject to planning permission), allowing buyers to create a bespoke family home tailored to their needs. This is a rare chance to acquire a property with such potential in a sought-after part of Bramhall, combining generous accommodation, a prime location, and significant scope for improvement. Early viewing is highly recommended to appreciate the possibilities this home has to offer.





GROUND FLOOR
559 sq.ft. (51.9 sq.m.) approx.

1ST FLOOR
426 sq.ft. (39.5 sq.m.) approx.



TOTAL FLOOR AREA : 984 sq.ft. (91.4 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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