



**GASCOIGNE  
HALMAN**

THE AREA'S LEADING ESTATE AGENCY

Neville Street, Hazel Grove, Stockport  
**£265,000**



This delightful period three bedroom mid terrace residence reveals accommodation approaching 1000 sq/ft. The property enjoys a highly desirable setting being in close proximity to all the amenities of Hazel Grove High Street as well as being within walking distance of excellent Schools and transport links such as Hazel Grove train station and varied bus routes. Green Lane Park is also on the doorstep which is ideal for families to enjoy, whilst Stepping Hill Hospital is also only a short walk away. The location and setting is not only convenient but offers a superb residential position neatly tucked away amongst all the useful amenities and transport links, NO CHAIN

## Property details

- Easy Access to Hazel Grove Train Station
- Walking Distance to Hazel Grove High Street & All It's Amenities
- Within Striking Distance of Green Lane Park & Hazel Grove Primary School
- Three Bedroom Period Residence in a Highly Desirable Location
- No Onward Chain
- Within Close Proximity to Stepping Hill Hospital



## About this property

This magnificent garden fronted brick built period residence reveals a hallway which leads through to two principal reception rooms. To the front there is an elegant living room whilst a sophisticated dining area offers ample entertaining space for families and guests. The kitchen is neatly tucked away to the rear overlooking the private low maintenance rear garden. To the first floor there are three well proportioned bedrooms and a modern family bathroom. The property is ideal for first time buyer, investors or even families due to the proximity of Schools and parks close by. Externally there is permit parking which is ideal for the local residents, whilst neighboring side streets offer a more relaxed level of parking with some light restrictions. No Onward Chain



## DIRECTIONS

SK7 4EB

## COUNCIL TAX BAND

B

## TENURE

Freehold

## SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.

## LOCAL AUTHORITY

Stockport MBC

## VIEWING

Viewing strictly by appointment.

## EFFICIENCY RATING

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	61 D	80 C
39-54	E		
21-38	F		
1-20	G		

## PRIMARY SOURCE OF HEATING

Gas fired hot water radiators

## PRIMARY ARRANGEMENT FOR SEWERAGE

Mains Supply

## PRIMARY SOURCE OF ELECTRICITY

Mains Supply

## PRIMARY SOURCE OF WATER

Mains Supply

## BROADBAND CONNECTION

Ask Agent

## ANY EASEMENTS, SERVITUDES OR WAYLEAVES?

No

## ARE THERE ANY RESTRICTIONS ASSOCIATED WITH THE PROPERTY

Permit Parking to The Road

## THE EXISTENCE OF ANY PUBLIC OR PRIVATE RIGHT OF WAY?

No

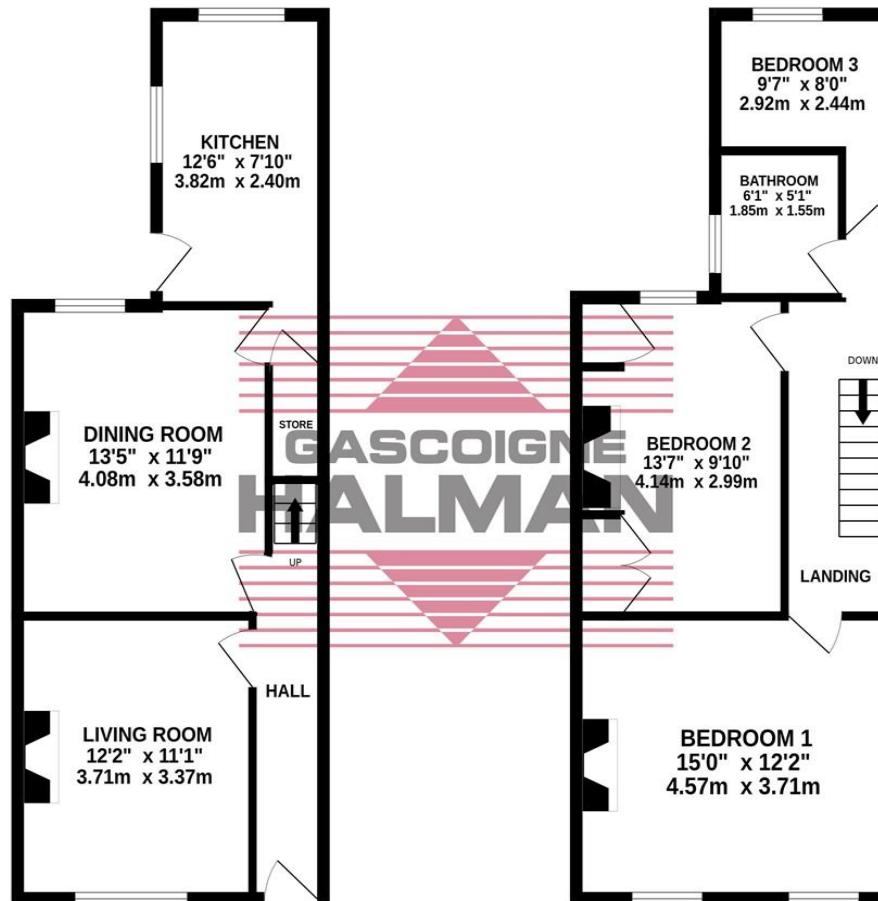
## HAS PROPERTY BEEN FLOODED IN 5 YEARS

No

NOTICE Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.

GROUND FLOOR  
454 sq.ft. (42.2 sq.m.) approx.

1ST FLOOR  
477 sq.ft. (44.3 sq.m.) approx.





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