



**GASCOIGNE
HALMAN**

Neville Street, Hazel Grove, Stockport
£265,000

THE AREA'S LEADING ESTATE AGENCY



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		80 C
55-68	D	61 D	
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

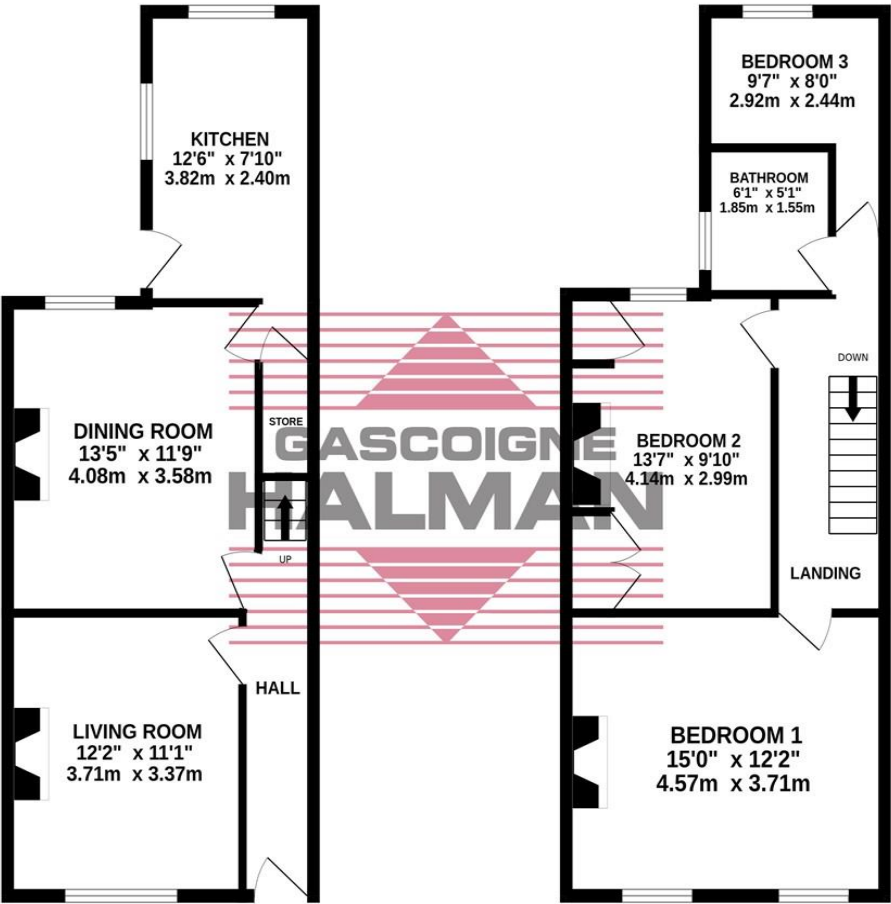
HAS PROPERTY BEEN FLOODED IN 5 YEARS

No

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

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





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