



**GASCOIGNE
HALMAN**

Blackthorn Road, Hazel Grove, Stockport
£480,000

THE AREA'S LEADING ESTATE AGENCY



This brick built detached family home displays a modern facade whilst also revealing contemporary internal accommodation throughout. The property is located on the popular Mirrlees Estate close to an array of local amenities including Stepping Hill Hospital, Hazel Grove & Woodsmoor Train station, local primary and secondary schools whilst Bramhall village is only a short drive too. This fabulous residential location is an ideal choice for families and the development demonstrates this perfectly with the Elder Drive Play Area on the doorstep.

Property details

- Modern Four Bedroom Detached Family Home
- Views Across the Family Friendly Elder Drive Play Area
- Walking Distance to Stepping Hill Hospital
- Easy Access to Woodsmoor Train Station & Hazel Grove Train Station
- Conveniently Located for Amenities
- Superbly Presented Family Home in a Highly Regarding Residential Location

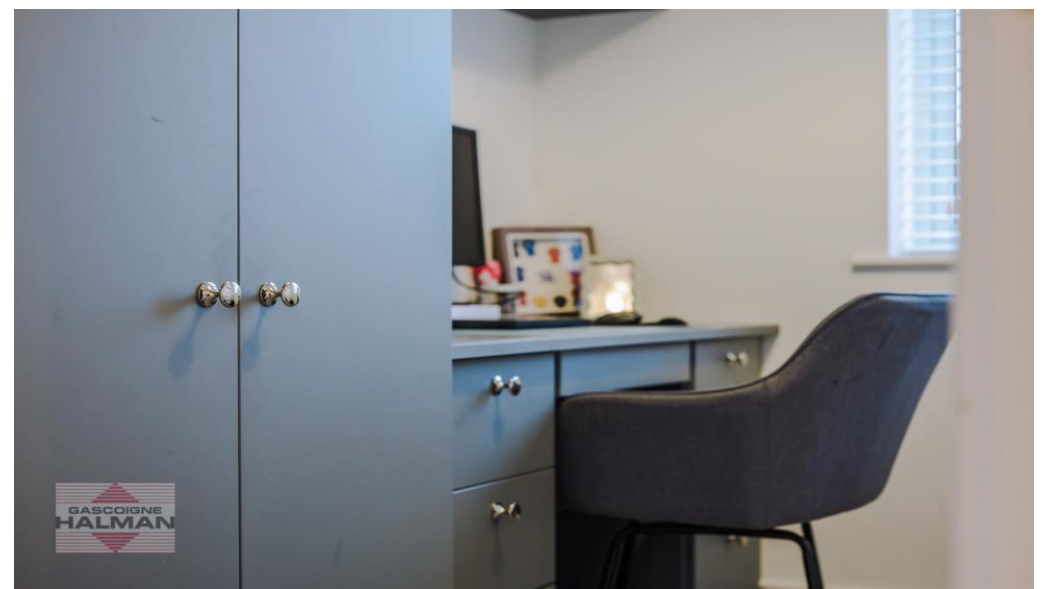


About this property

The property enjoys an open aspect to the front elevation which certainly makes the outlook appealing on the eye. Internally the property will impress with a hallway incorporating a useful WC and an integral garage providing excellent storage. As with many properties it can be customary to convert the garage into further usable and habitable living accommodation (subject to permissions) but buyers can adopt their preferred choices with this flexible living accommodation. A large living room leads through to a wonderful open plan kitchen dining room which includes double doors onto the rear garden. There is a large understairs storage cupboard which will prove useful and a utility room will keep all those day to day appliances neatly tucked away. The kitchen provides a functional space with a plethora of appliances fitted into the white base and wall units. There is also space for a large fridge freezer as well as a family dining table. To the first floor the landing branches out to four sizable and capable bedrooms. The master bedroom includes a modern en-suite, whilst the forth bedroom includes a range of bespoke contemporary fitted wardrobes and desk, creating the ideal home working environment. The family bathroom is central to the bedrooms and provides facilities for the whole family. Externally there is a double driveway whilst a side passageway leads to the easy to maintain lawned rear garden, perfect for families to enjoy all your round.











DIRECTIONS

SK7 5EJ

COUNCIL TAX BAND

E

TENURE

Leasehold

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		93 A
81-91	B	83 B	
69-80	C		
55-68	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

Fibre to cabinet

ANY EASEMENTS, SERVITUDES OR WAYLEAVES?

No

ARE THERE ANY RESTRICTIONS ASSOCIATED WITH THE PROPERTY

No

THE EXISTENCE OF ANY PUBLIC OR PRIVATE RIGHT OF WAY?

No

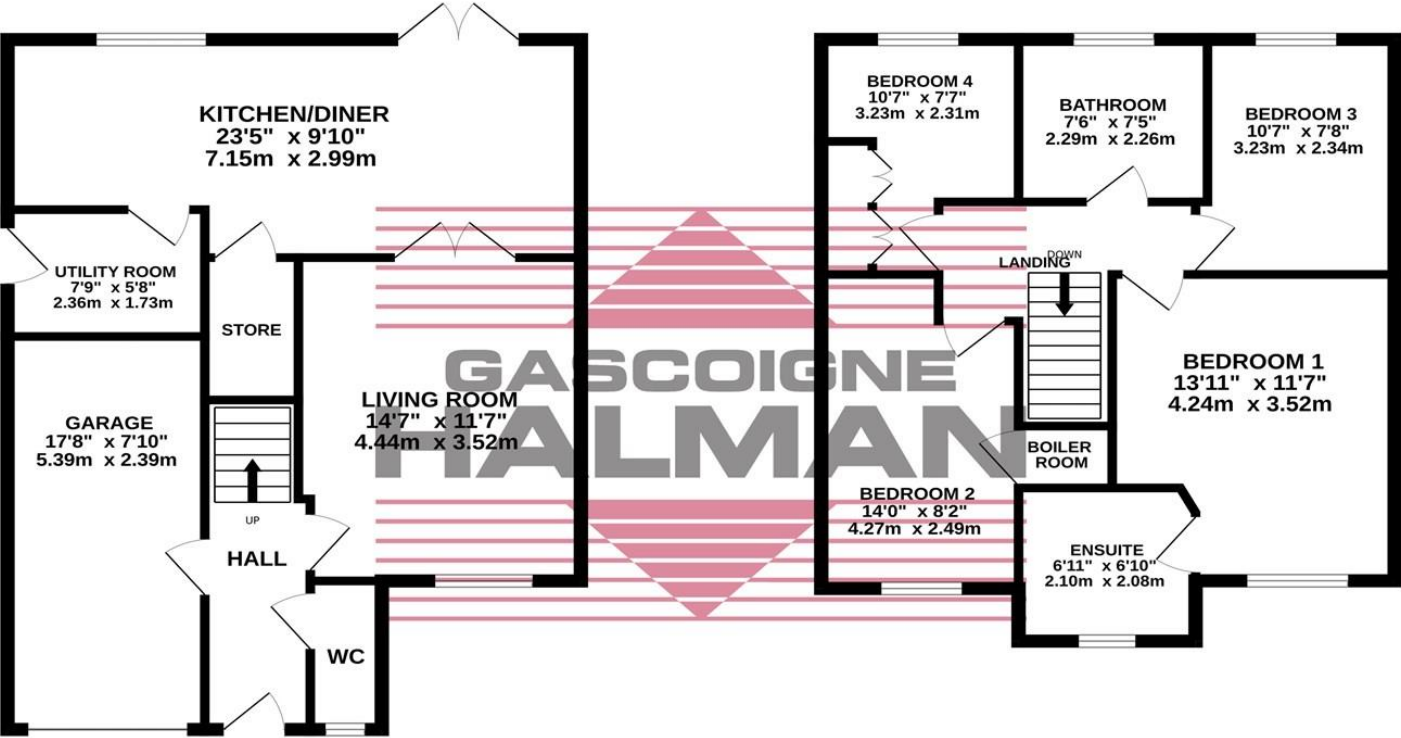
HAS PROPERTY BEEN FLOODED IN 5 YEARS

No

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GROUND FLOOR
674 sq.ft. (62.6 sq.m.) approx.

1ST FLOOR
594 sq.ft. (55.2 sq.m.) approx.



TOTAL FLOOR AREA : 1269 sq.ft. (117.9 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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