



**GASCOIGNE
HALMAN**

St. Johns Road, Hazel Grove
Offers Over **£750,000**

THE AREA'S LEADING ESTATE AGENCY



'Squirrels Lodge' is a wonderfully presented detached family home, positioned in a highly desirable residential family location close to Hazel Grove High School as well as Moorfield Primary School and St Peter's Catholic Primary School. The property has been expertly re-modelled and cared for over the years and now reveals an elegant rendered facade. Internally the property displays spacious accommodation approaching 2200 sq/ft with two principal reception rooms and a beautiful sunroom with skylight lantern and views of the private garden. Five spacious bedrooms provide an abundance of space for families. The property will suit any family looking to upsize and there is even further development potential should buyers wish to explore these possibilities. NO CHAIN

Property details

- On the Doorstep of Moorfield & St Peter's Primary School & Hazel Grove High School
- Substantial Detached Family Accommodation Approaching 2200 sq/ft
- Five Well Proportioned Bedrooms, Two Bathrooms & Downstairs WC
- Large Private Established Rear Garden complete with Bespoke Garden Shed with Lighting & Electric Supply
- Close To Happy Valley Nature Reserve Which Is Ideal For Enjoyable Walks
- Easy Access To Stepping Hill Hospital & The Manchester Airport Link Road



About this property

Sitting on a spacious plot is this remarkable detached residence which is a rare to the market family home offering an abundance of living accommodation throughout. To the front there is a centralised lawned garden with carefully shaped landscaped borders, flanked by two driveways providing ample parking. Internally a porch leads into a welcoming entrance hallway with a downstairs WC positioned off the hall area. A well-presented dining room is complimented by a large living room with feature inglenook fireplace. Additionally, there is a superb sunroom which allows ample light to flood in via the panoramic windows and patio doors as well as the skylight lantern. Elegant aluminium bi-folding doors open to create a sociable entertaining space whilst a stylish kitchen leads through to an exceptionally large utility area leading into the integral garage which provides ample storage. To the first floor there is an open landing area. A tremendous master bedroom includes a range of fitted wardrobes and includes an en-suite shower room. Three further double bedrooms provide excellent sleeping quarters, some of which also include a range of bespoke fitted wardrobes. A fifth bedroom is currently used as a home office but otherwise also provides a very capable bedroom. A family bathroom completes excellent accommodation throughout. A loft hatch with ladder leads a large loft area which is ideal for storage or even conversion (subject to any consents). The property could be developed and extended further should buyers wish to explore these possibilities but there is ample space to the garden area to facilitate an extension. The established beautiful garden offers an excellent degree of privacy. The large composite decked patio area provides a split-level garden. There is a pathway leading to the bespoke garden shed which is arranged in two sections with one potting shed area and the remaining part providing ample storage. Due to the shed having electric supply this could also form a garden office should buyers choose to require a quiet home office within a beautiful garden setting. There are secure gates to either side of the property which offers a child friendly and pet friendly garden. As mentioned already, there is ample secure parking to the two driveways which also includes a secure ram post. There is also CCTV positioned all around the property for additional peace of mind. This substantial family home will suit a variety of buyers and the property must be viewed to be appreciated. NO CHAIN









DIRECTIONS

SK7 5HG

COUNCIL TAX BAND

F

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		77 C
55-68	D	57 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 Premises

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

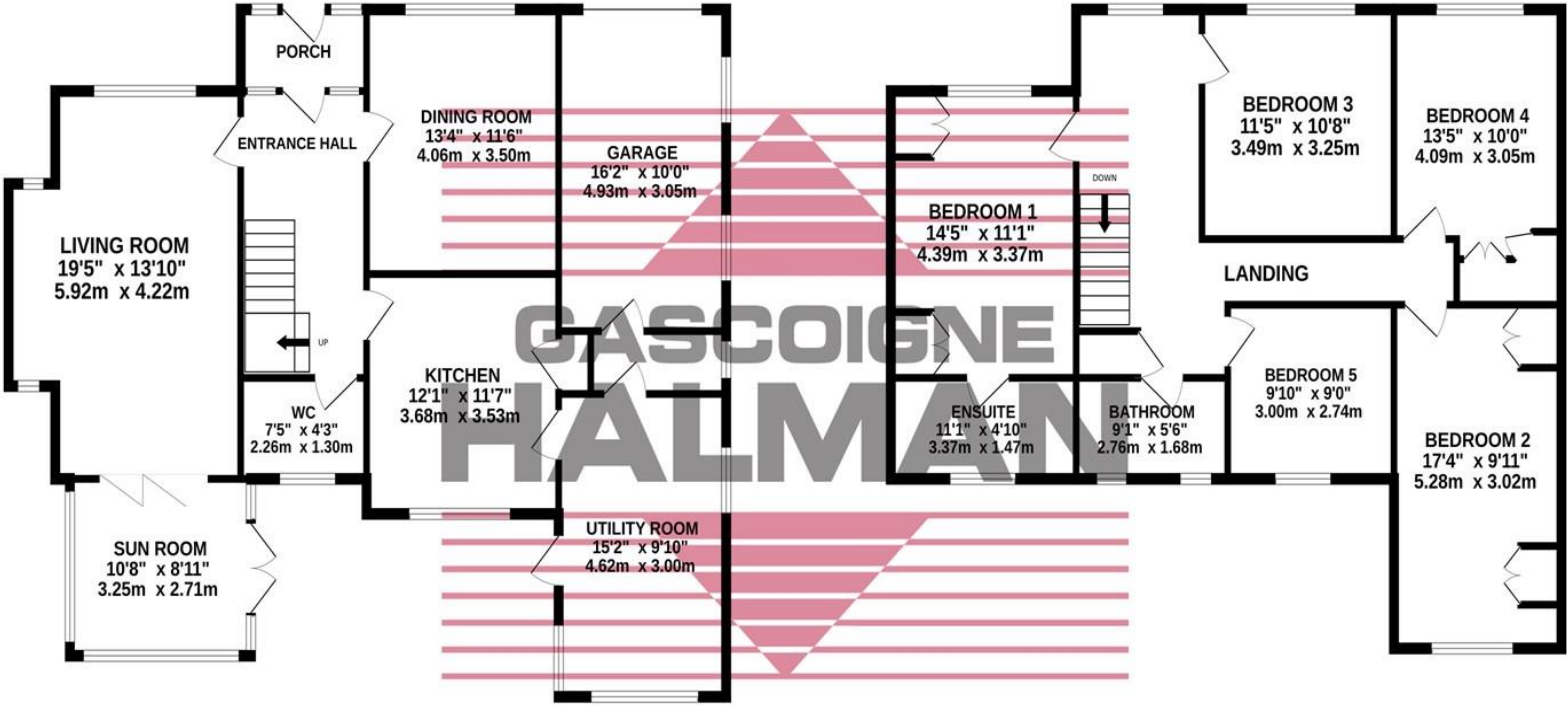
HAS PROPERTY BEEN FLOODED IN 5 YEARS

No

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
1154 sq.ft. (107.2 sq.m.) approx.

1ST FLOOR
985 sq.ft. (91.5 sq.m.) approx.



TOTAL FLOOR AREA : 2139 sq.ft. (198.7 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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