



**GASCOIGNE
HALMAN**

Bakewell Road, Hazel Grove
£474,995

THE AREA'S LEADING ESTATE AGENCY



A delightful traditional bay fronted three semi detached family home revealing spacious family accommodation in excess of 1300 sq/ft. The property is located within easy walking distance to Norbury Hall Primary School with excellent day to day amenities positioned on the corner of Dean Lane & Macclesfield Road. Hazel Grove High School and Leisure Centre reaffirm that his wonderful location is ideal for families. The Manchester Airport Link Road provides ideal commuter links across the wider area and various recreational parks, including Poynton Park & Poynton Lake sit on the doorstep. No Chain

Property details

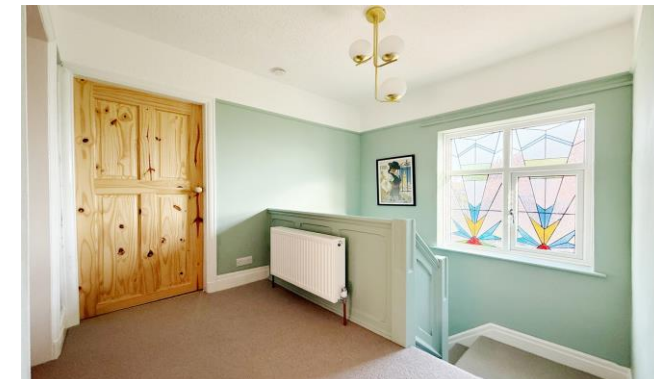
- Superb Bay Fronted Semi Detached Family Residence
- Welcoming Hallway Complete with Cloakroom
- Three Immaculate Well Proportioned Reception Rooms
- Two Bathrooms To The First Floor & Three Well Appointed Spacious Bedrooms
- No Onward Chain
- Wide West Facing Plot with Ample Opportunity to Extend (STPP) & Singe Detached Garage



About this property

This magnificent home will not disappoint and the moment you enter the welcoming entrance hallway with its lovely detailed wall paneling, you gain a sense of a calming but contemporary environment. A cloakroom provides ideal storage for coats and shoes but equally this could be converted into a W/C depending on a buyers needs. Two principal reception rooms to the right of the delightful hallway come in the form of a living room and dining room, both of which have been sympathetically and delicately modernised, complete with engineered wood flooring and an eco log burner to once reception room and a more traditional gas fire to the other. Double doors lead out from the dining room to the rear garden too. A further third reception room currently forms a music studio but of course could be utilised as a play room or even an occasional 4th bedroom for family and guest. A kitchen provides ample storage in the form of base and wall mounted units whilst a useful utility caters for all those important day to day appliances. The first floor also offers a surprising twist with two bathrooms independently accessible from the landing and this would prove helpful during day to day family life. The three bedrooms are well proportioned, the two larger bedrooms including floor to ceiling fitted wardrobes which provides ample storage. The property has retained many ample noticeable original features and the property has been lovingly and carefully upgraded. Of course there is still a superb opportunity to develop and extend the accommodation (STPP) due to the spacious wide plot on offer. The west facing rear garden displays a private setting and various patio areas allows anyone to unwind, relax or entertain. The single detached garage provides further storage whilst a driveway to the front provides off road parking for multiple vehicles.











DIRECTIONS

SK7 6JU

COUNCIL TAX BAND

E

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	62 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

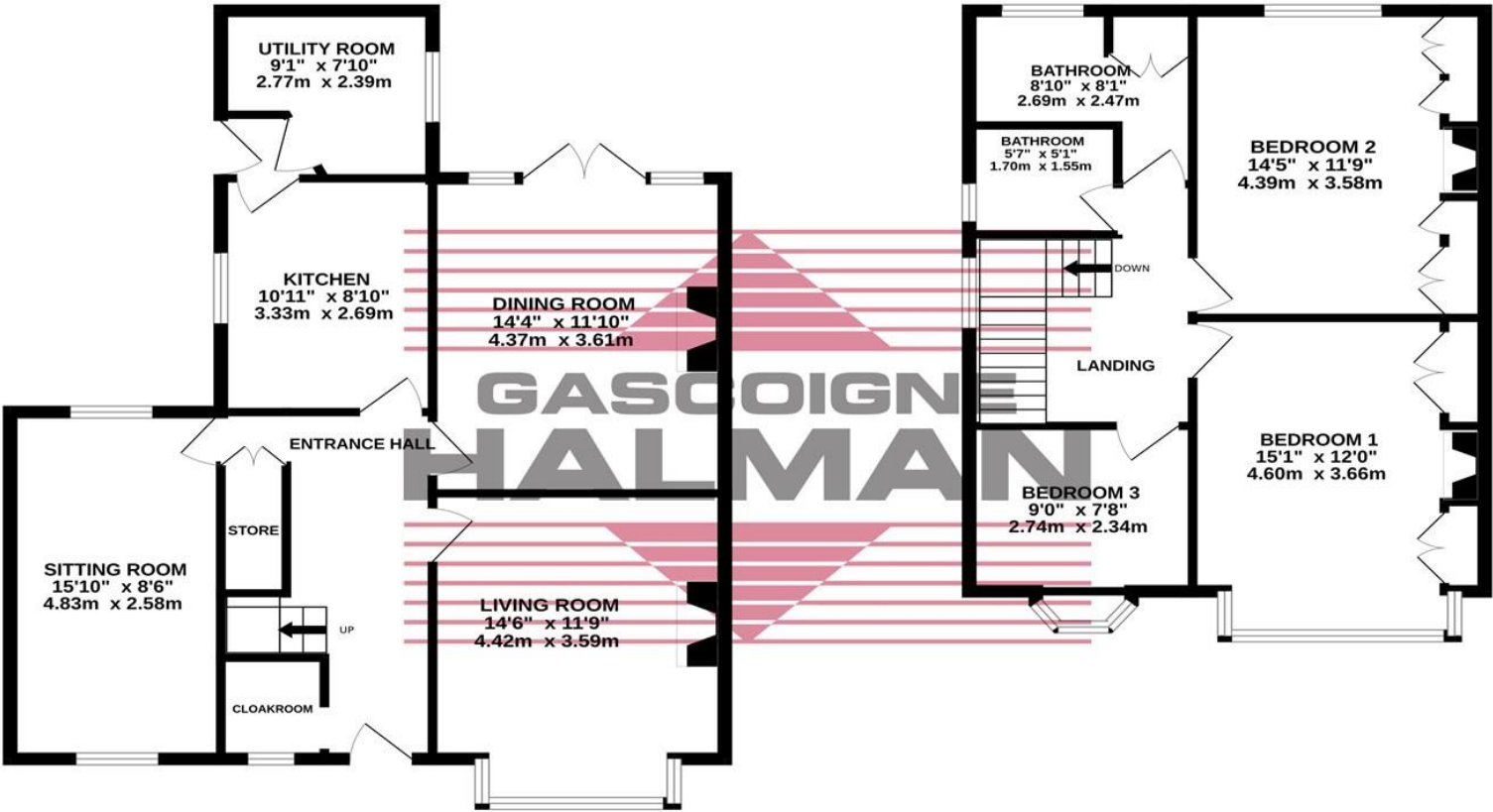
HAS PROPERTY BEEN FLOODED IN 5 YEARS

No

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
758 sq.ft. (70.4 sq.m.) approx.

1ST FLOOR
580 sq.ft. (53.9 sq.m.) approx.



TOTAL FLOOR AREA : 1338 sq.ft. (124.3 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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