



**GASCOIGNE  
HALMAN**

Hazel Gardens, Hazel Road, Cheadle Hulme  
**£260,000**

THE AREA'S LEADING ESTATE AGENCY





This magnificent modern established development occupies a highly desirable location within walking distance of Cheadle Hulme train station and Cheadle Hulme village with its arrange of convenient amenities. This popular complex has been beautifully constructed with a high attention to detail. Sitting behind remote controlled electric gates and with a secure telephone intercom entry system, this development is certain to offer excellent peace of mind. NO CHAIN

## Property details

- No Onward Chain
- Two Double Bedroom & Two Bathroom Ground Floor Apartment
- Patio Doors Leading to Communal Gardens with Patio Area Providing Al-Fresco Dining
- Walking Distance to Cheadle Hulme Train Station
- Close to Excellent Amenities & Bramall Park Golf Club
- Modern Established Development with Secure Gated Access and Allocated Parking





## About this property

This superb two double ground floor apartment enjoys a wonderful corner position within the development and with double patio doors providing access to the beautiful communal gardens and patio garden, this remarkable abode will appeal to a variety of buyers. The apartment reveals a secure communal entrance hallway with staircase rising to all levels as well as a lift providing additional convenience. The apartment can be accessed via the communal entrance hallway or there is independent access via the double patio doors too. Internally there is a spacious hallway which incorporates a large storage cupboard. Two double bedrooms for wonderful sleeping quarters, the master bedroom benefiting from a range of fitted wardrobes and an immaculate modern en-suite shower room. A family bathroom is positioned off the landing and displays a contemporary suite. The main reception space comes in the form of an open plan arrangement between the dining room and large living room, complete with patio doors leading to the communal gardens and patio area. A stylish kitchen sits carefully between the dining room and living room offering excellent practicality and functionality. The property benefits from gas central heating and double glazing which contributes towards an energy efficient EPC rating. Externally there are panoramic communal gardens, all of which sits in a secure gated plot and a nicely designed perimeter brick wall with wrought iron railings. There is an allocated parking space as well as a useful bike store. No Chain.







## DIRECTIONS

SK8 7GG

## COUNCIL TAX BAND

C

## 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		
81-91	B		
69-80	C	80 C	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

Yes

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

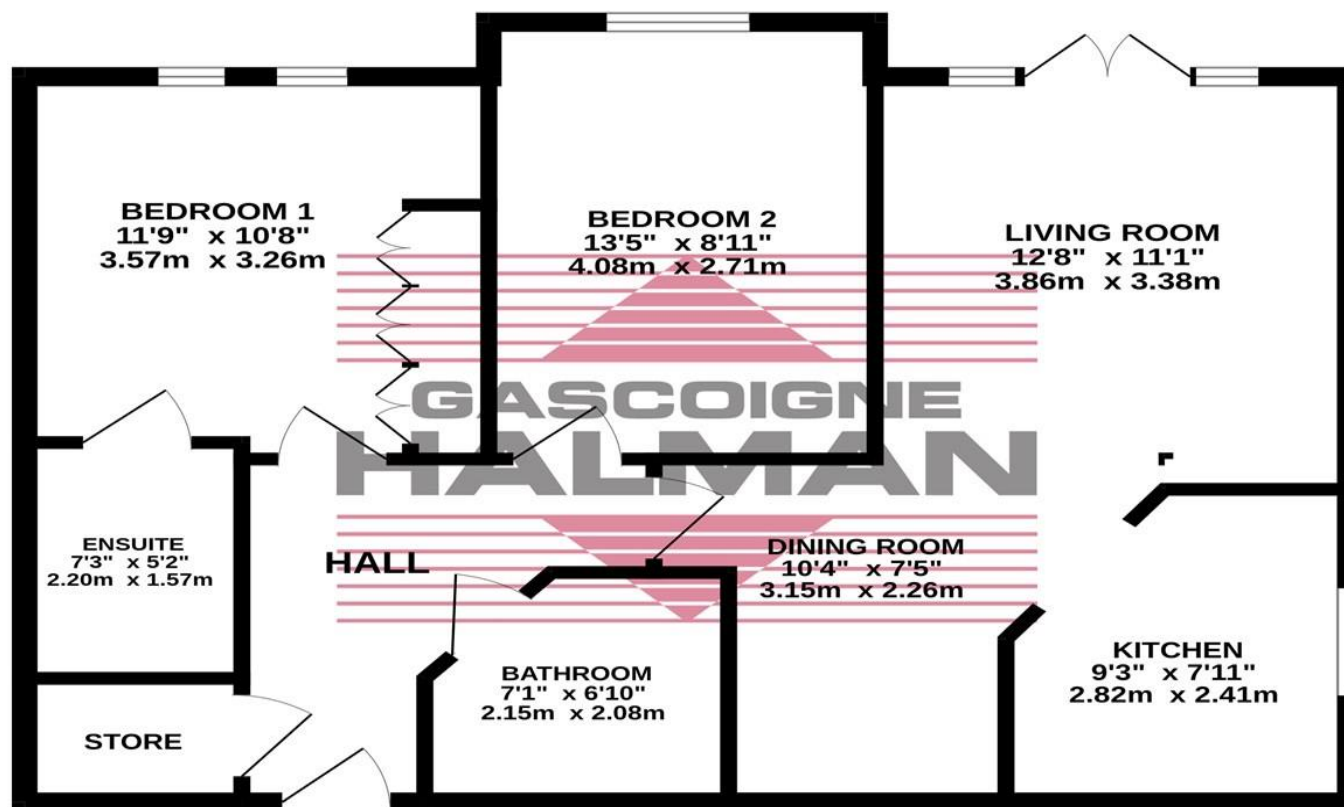
Yes

## HAS PROPERTY BEEN FLOODED IN 5 YEARS

No

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## GROUND FLOOR 694 sq.ft. (64.4 sq.m.) approx.



TOTAL FLOOR AREA : 694 sq.ft. (64.4 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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0161 439 5555 [bramhall@gascoignehalman.co.uk](mailto:bramhall@gascoignehalman.co.uk)  
9 Ack Lane East, Bramhall, Cheshire, SK7 2BE