



**GASCOIGNE  
HALMAN**

Stokesay Drive, Hazel Grove  
**£340,000.00**

THE AREA'S LEADING ESTATE AGENCY







This Lovely three bedroom semi detached family home is situated in a highly sort after residential area. While located in Hazel grove the property is conveniently positioned for easy access to the excellent primary schools as well as Hazel Grove High School it is within close proximity to Bramhall, Hazel Grove train station and Stepping Hill Hospital. The Manchester Airport Link Road, is just a short drive, which will prove popular for anyone needing to commute to Manchester or anyone who requires quick access to the motorway network.

## Property details

- Easy Access to Moorfield Primary School, St Peter's Catholic Primary School, Norbury Hall Primary School & Hazel Grove High School
- Walking Distance to Norbury Cricket & Lacrosse Club
- Conveniently Located For Hazel Grove Train Station
- On The Doorstep of Stepping Hill Hospital & Hazel Grove Village
- Three Bedroom Semi Detached Family Home
- Ample Opportunity to Extend (STPP)



## About this property

Upon entering, you're welcomed by a large bright and inviting hallway. The generously sized open plan lounge features a large window, filling the space with natural light. Flowing seamlessly from the lounge, the dining room creates a practical and sociable layout, perfect for modern family living. The separate galley-style kitchen offers ample worktop space and functionality for everyday cooking. Upstairs, there are three bedrooms, including a master bedroom with contemporary fitted wardrobes that provide excellent storage. A modern family bathroom completes the first-floor layout. Externally, the property boasts a spacious driveway with room for multiple vehicles, leading to a detached single garage offering additional storage. The private, established rear garden is perfect for families and entertaining throughout the year. This home combines comfort, practicality, and future potential in equal measure, ideal for growing families or buyers seeking space to make their own mark.







## DIRECTIONS

SK7 5PW

## COUNCIL TAX BAND

C

## 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+	<b>A</b>		
81-91	<b>B</b>		<b>86 B</b>
69-80	<b>C</b>	<b>72 C</b>	
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

## 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?

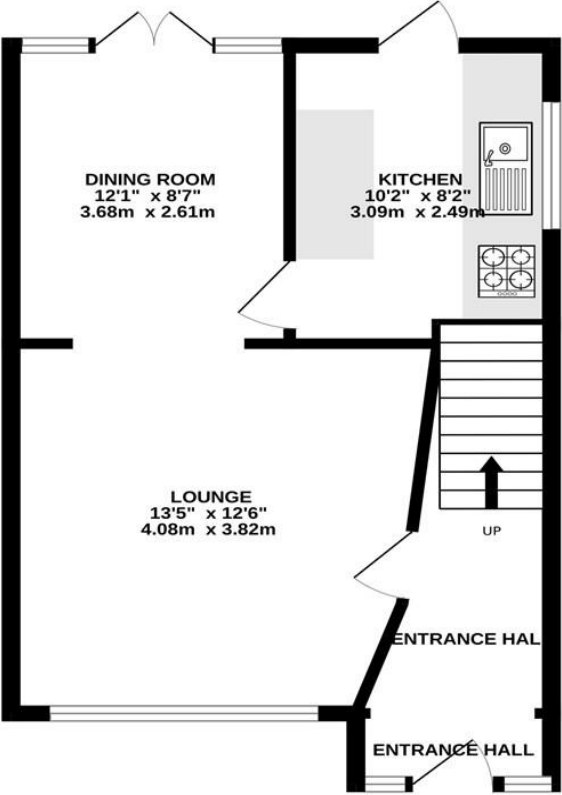
No

## HAS PROPERTY BEEN FLOODED IN 5 YEARS

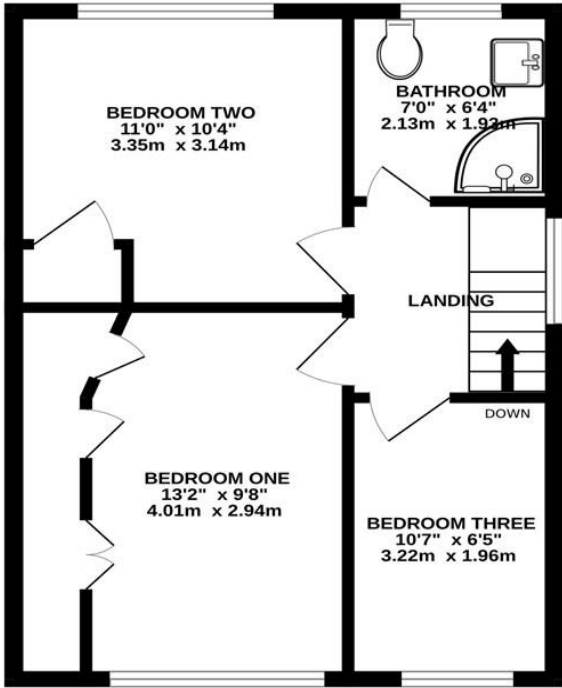
No

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GROUND FLOOR  
434 sq.ft. (40.3 sq.m.) approx.



1ST FLOOR  
418 sq.ft. (38.8 sq.m.) approx.



TOTAL FLOOR AREA : 851 sq.ft. (79.1 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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