



**GASCOIGNE
HALMAN**

Alston Close, Hazel Grove
£325,000

THE AREA'S LEADING ESTATE AGENCY



No Chain. Tucked away in a quiet setting, this three bedroom semi detached family home offers ideal accommodation for a range of buyers. The property includes several reception rooms with the addition of a large conservatory, promoting an abundance of living space. From the street scene it is evident that there is scope for further development which will give any buyer the perfect opportunity to extend should this be necessary. The property sits in a convenient location close to transport links, excellent Schools along with Bramhall Park and Fred Perry Way within easy reach.

Property details

- Privately Enclosed South Facing Rear Garden
- Quiet & Convenient Highly Desirable Cul-De-Sac Location
- No Onward Chain Resulting In Excellent Flexibility
- Within Walking Distance of Hazel Grove Leisure Centre
- On The Doorstep Hazel Grove High School & Hazel Grove Sports Centre
- Conveniently Located For Easy Access to Fred Perry Way & Happy Valley, Ideal For Anyone Who Enjoys Walking



About this property

Situated in the sought-after Alston Close in Hazel Grove, this charming three bedroom semi-detached property enjoys a highly desirable cul-de-sac setting. Boasting accommodation approaching 1000 square feet, this superb residence offers a comfortable living space with two reception rooms, perfect for family gatherings or entertaining guests. Internally there is a separate hall with double doors leading into the living room whilst the galley style kitchen sits adjacent to the dining room. A large conservatory provides excellent further living space with views across the garden. To the first floor the property includes three bedrooms and a family bathroom. The property features a privately enclosed south-facing rear garden, ideal for enjoying sunny days in peace and tranquility. Nestled in a quiet and convenient cul-de-sac, this home offers a highly desirable location with easy access to amenities. A long driveway provides ample off road parking for several vehicles and this property has the added benefit of having no onward chain, which provides excellent flexibility for potential buyers. Conveniently located within walking distance of Hazel Grove Leisure Centre, Hazel Grove High School, and Hazel Grove Sports Centre, this property is perfect for families. Additionally, its proximity to Fred Perry Way and Happy Valley makes it ideal for those who enjoy outdoor activities and walking.





DIRECTIONS

SK7 5LR

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+	A		
81-91	B		86 B
69-80	C		
55-68	D	60 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?

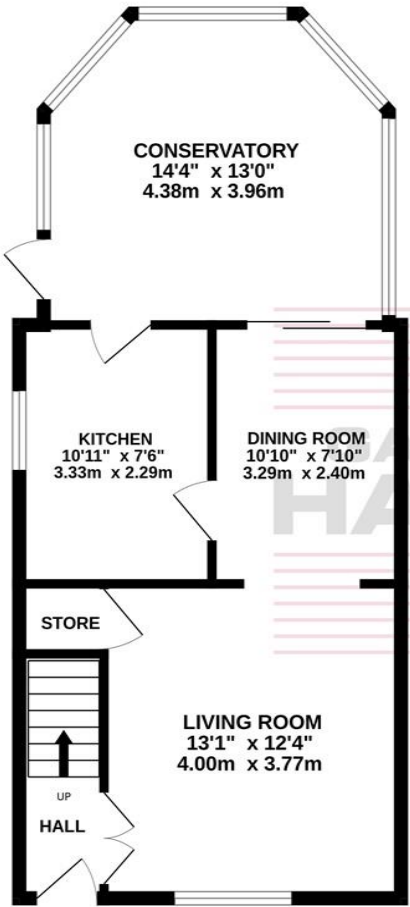
Yes

HAS PROPERTY BEEN FLOODED IN 5 YEARS

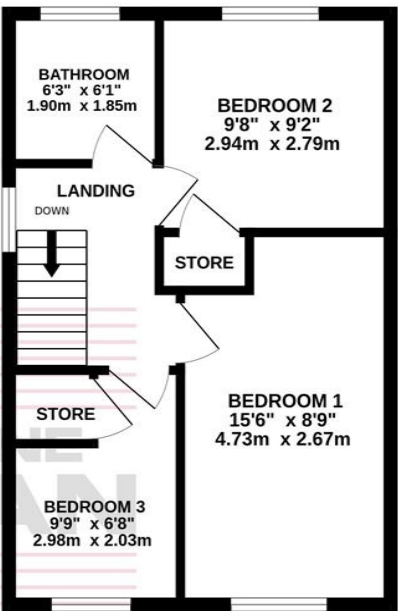
No

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GROUND FLOOR
551 sq.ft. (51.2 sq.m.) approx.



1ST FLOOR
392 sq.ft. (36.4 sq.m.) approx.





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0161 439 5555 bramhall@gascoignehalman.co.uk
9 Ack Lane East, Bramhall, Cheshire, SK7 2BE