



**GASCOIGNE  
HALMAN**

Cooper Street, Hazel Grove  
**£279,950.00**

THE AREA'S LEADING ESTATE AGENCY



This three double bedroom period mid terrace residence is nestled in the residential suburb of Hazel Grove and provides fantastic transport links with Hazel Grove train station within easy reach. There are an arrange of amenities along Hazel Grove High Street with Sainsburys and Asda providing convenient supermarkets on the doorstep. There are ample Primary & Secondary Schools within walking distance promoting superb educational facilities for children. This magnificent home displays a fully refurbished residence which has been upgraded to reveal a high specification finish throughout.

## Property details

- Three Double Bedroom Cottage Style Mid Terrace Residence
- Within Walking Distance of Hazel Grove Train Station
- Close to The Bustling Hazel Grove High Street with an Array of Amenities
- On The Doorstep of Ample Excellent Primary Schools & Secondary Schools
- Fully Modernised Throughout with Two Contemporary Bathrooms & Modern Newly Installed Shaker Style Kitchen
- Ample Living Accommodation Approaching 1000 sq/ft



## About this property

This unassuming mid terrace residence reveals spacious family accommodation approaching 1000 sq/ft. The clean and crisp rendered front façade exudes a timeless allure with a blend of modern comforts and historical charm waiting to be revealed inside. Stepping into this magnificent home, the high specification finish becomes immediately apparent with newly and elegantly installed doors and windows. The living room provides a cozy reception room to relax and simply unwind in refined style whilst the open plan arrangement to the dining room is ideal for hosting gatherings and entertaining friends and family. The kitchen has been re-designed to display an immaculate galley style kitchen with ample work top space providing a functional and practical area to prepare those all important everyday meals. The conservatory sits beyond the kitchen and pours ample light into another fantastic reception area. To the first floor there are three magnificent double bedrooms, something quite rare for a charming period residence. The sleeping accommodation is ideal for families or could even suit young professionals who require additional space for home working. A modern family bathroom is positioned off the landing whilst a newly installed ensuite has been incorporated into the master bedroom, adding excellent convenience. Externally the courtyard style garden has been expertly tiled with new fencing providing a high degree of privacy. There is room for garden furniture allowing for al-fresco dining and summer bbq's. Beyond the property there is some additional outside space which does not officially form part of the property, however buyers could potentially seek to adopt this area via adverse possession in the future but it is recommended that buyers seek independent legal advice.







## DIRECTIONS

SK7 4LT

## COUNCIL TAX BAND

B

## 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             |         | 88 B      |
| 69-80 | C             | 71 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

No

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

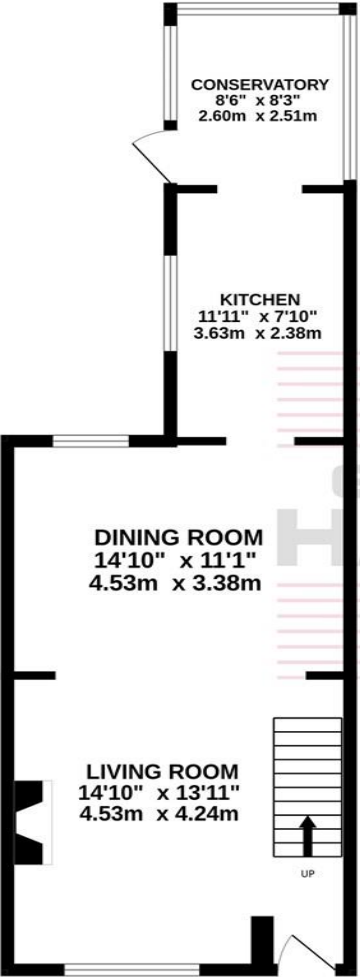
No

## HAS PROPERTY BEEN FLOODED IN 5 YEARS

No

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GROUND FLOOR  
523 sq.ft. (48.5 sq.m.) approx.



1ST FLOOR  
458 sq.ft. (42.6 sq.m.) approx.





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