



**GASCOIGNE
HALMAN**

Blackthorn Road, Hazel Grove
£535,000

THE AREA'S LEADING ESTATE AGENCY



NO CHAIN. This four bedroom brick built detached family home reveals an abundance of contemporary internal living space throughout with accommodation approaching 1500 sq/ft. The property is located on the popular Mirrlees Estate close to an array of local amenities including Stepping Hill Hospital, Hazel Grove & Woodsmoor Train station, local primary and secondary schools whilst Bramhall village is only a short drive too. This fabulous residential location is an ideal choice for families and the development demonstrates this perfectly with the Elder Drive Play Area on the doorstep as well as Fred Perry Way which easily connects you to enjoyable walks.

Property details

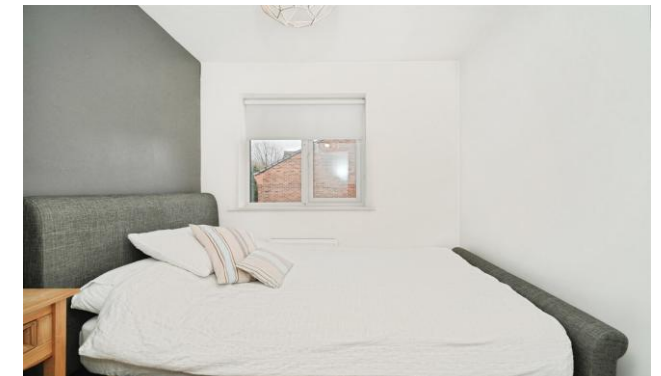
- Wonderful Extended Four Bedroom Detached Family Residence With Immaculate Open Plan Kitchen Family Room
- Excellent Modern Family Living Accommodation Approaching 1500 sq/ft
- Easy Access to Woodsmoor Train Station & Hazel Grove Train Station
- Walking Distance to Stepping Hill Hospital and Easy Access to Amenities
- Energy Efficient Family Home with an EPC Rating B
- Private Low Maintenance Rear Garden With Double Driveway & Electric Car Charger



About this property

Internally this property does not disappoint. There is an entrance hall which incorporates a WC for additional convenience whilst the hallway is flanked by various reception areas. To the right there is a reception room which can provide a multitude of options ranging from home office, sitting room or a playroom for the children. To the left is an impressive living room to relax and entertain with friends and family. Double doors lead into a magnificent open plan extended kitchen family room. The stylish kitchen includes ample storage with a range of fitted appliances. The kitchen island design with its breakfast bar top creates a sociable environment and there is ample room for a dining table and chairs along with comfortable seating. Bespoke aluminium bi-folding doors open onto a private easy to maintain enclosed garden. There is space for everyone to enjoy the outdoors with a composite deck area ideal for garden furniture and for enjoying those summer bbq's. Playground equipment can easily be accommodated on the artificial grass and this certainly provides a fashionable and durable area for the whole family. A utility room completes the ground floor accommodation whilst to the first floor there is an elegant family bathroom which is beautifully tiled from floor to ceiling. The master bedroom includes a range of fitted wardrobes along with an en-suite shower room. The three remaining bedrooms are all capable bedrooms and can easily fit a double bed. To the front is a block paved double driveway providing ample parking and an electric car charger caters for anyone reliant on charging their electric vehicle. No Chain







DIRECTIONS

SK7 5EJ

COUNCIL TAX BAND

F

TENURE

Freehold on completion

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		93 A
81-91	B	83 B	
69-80	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 the premises

ANY EASEMENTS, SERVITUDES OR WAYLEAVES?

No

ARE THERE ANY RESTRICTIONS ASSOCIATED WITH THE PROPERTY

No

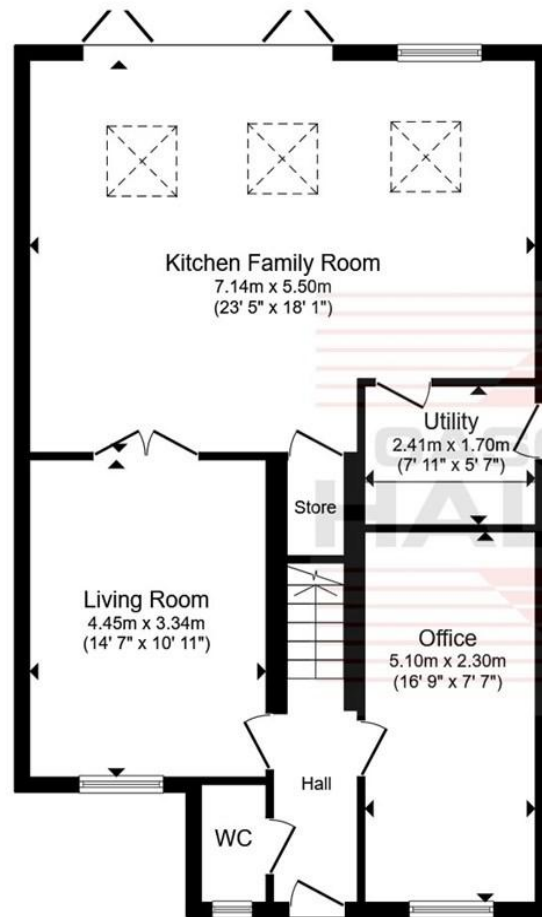
THE EXISTENCE OF ANY PUBLIC OR PRIVATE RIGHT OF WAY?

No

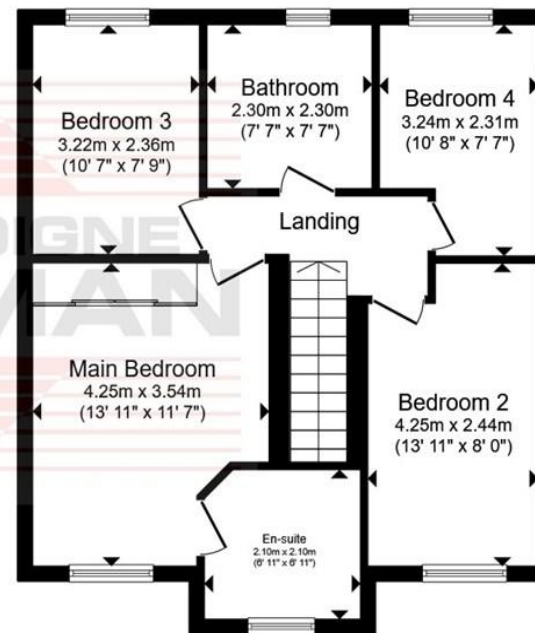
HAS PROPERTY BEEN FLOODED IN 5 YEARS

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



First Floor

Total floor area 135.9 sq.m. (1,462 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



THE AREA'S LEADING ESTATE AGENCY

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