



**GASCOIGNE  
HALMAN**

Hawthorn Avenue, Hazel Grove  
**£350,000**

THE AREA'S LEADING ESTATE AGENCY





Tucked away on the desirable Mirrlees Estate, this beautifully presented three-bedroom semi-detached home offers a sophisticated high specification finish but equally offers functionality and practicality to any buyer. The property sits within easy walking distance of Hazel Grove's vibrant high street, home to an abundance of cafés, restaurants and bars. Stepping Hill Hospital is nearby, while both Hazel Grove and Woodsmoor train stations offer convenient links into Stockport and Manchester. This property delivers one of the larger plots for a three bedroom semi and offers an opportunity to extend further (STPP)

## Property details

- Modern Three Bedroom Semi Detached Family Home
- Tandem Driveway For Two Cars With Electric Car Charging Point
- Beautifully Presented Accommodation With High Specification Finish
- Easy Access to Woodsmoor Train Station & Hazel Grove Train Station
- Walking Distance to Stepping Hill Hospital and Easy Access to Amenities
- Large Rear Garden With Ample Space To Extend (STPP)





## About this property

Internally there is an inviting entrance hallway which leads into a superb comfortable relaxing living room. This magnificent reception room enjoys a south facing window to the front which pours ample light into the living room but with plantation shutters it is also easy to create excellent privacy. The wall hung TV helps create additional floor space for children to play. To the rear of the property is a modern kitchen diner with double door absorbing the views of the rear garden. The kitchen is well equipped with a range of high spec appliances whilst in the storage cupboard there are power points allowing for tumble dryer or other appliances. A downstairs WC is ideal for guests and completes excellent ground floor accommodation. To the first floor there are three well proportioned bedrooms, the master benefitting from a stylish ensuite shower room. The master bedroom also includes a range of custom built fitted wardrobes providing excellent storage and plantation shutters add a touch of elegance to the room. The family bathroom includes a three piece suite which is ideal for all the family. Externally there is a tandem driveway allowing for off road parking for several vehicles. For anyone with an electric car there is also an electric car charging point for additional convenience. A gate leads into a superb garden which can be enjoyed all year round.









## DIRECTIONS

SK7 5DZ

## 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		95 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?

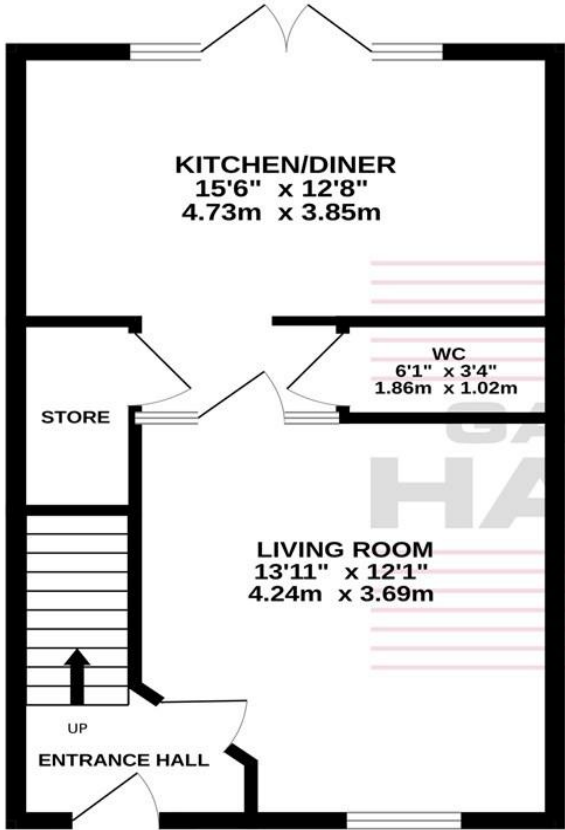
No

## HAS PROPERTY BEEN FLOODED IN 5 YEARS

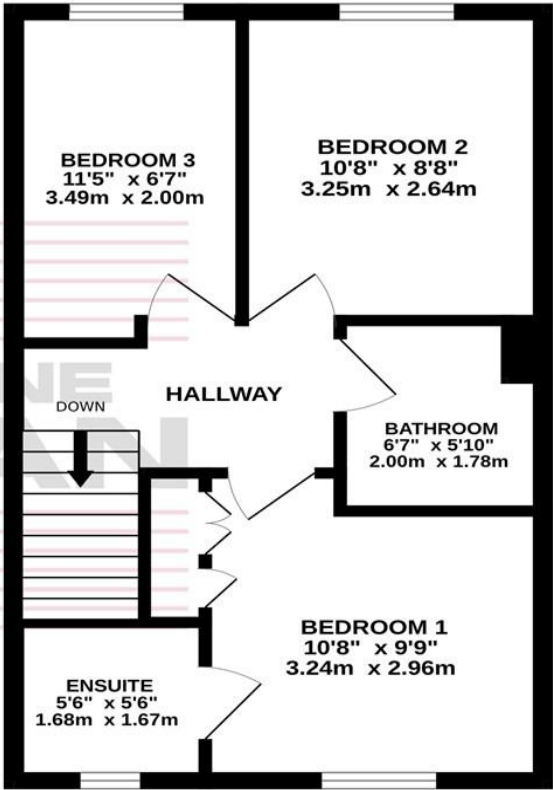
No

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GROUND FLOOR  
411 sq.ft. (38.2 sq.m.) approx.



1ST FLOOR  
403 sq.ft. (37.4 sq.m.) approx.



TOTAL FLOOR AREA : 813 sq.ft. (75.6 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