



Blackthorn Road | Hazel Grove | SK7 5EJ

EDWARD
mellor



Features

- Executive Style & Extended Detached
- Stunning Open Plan Interior
- En Suite Master Bedroom
- 4 Good Size Bedrooms
- Excellent Size Lawned Gardens

Welcome to Blackthorn Road in this highly regarded residential location of Hazel Grove off Bramhall Moor Lane. This executive style and considerably extended 4 bedroom detached residence is ideal for young families who are looking for a "turn key" home and features expansive and beautifully presented accommodation over 2

hugely impressive floors. The property was extended circa 2022 by the current proud owner to create a fabulous open plan living kitchen which is the centre piece of this truly amazing home and provides the perfect space for family gatherings and entertaining. In addition, there are 4 well proportioned bedrooms including a

fitted master bedroom with a stylish en suite shower room. The property also features excellent size and well tended lawned gardens which are a safe haven for young children and offer a composite decking area for Alfresco dining. Viewing essential.



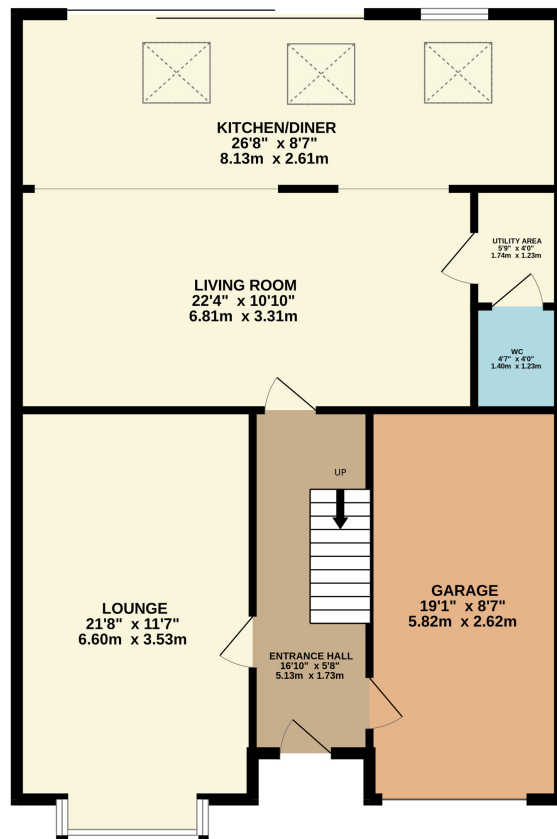
Blackthorn Road enjoys a particular private position on this select development with a peaceful open aspect to the front which affords a high degree of privacy. The property is within close proximity of excellent schools Stepping Hill Hospital, local shopping facilities in Hazel Grove Centre and good public transport links. The accommodation on offer briefly comprises : Welcoming entrance hall with stairs to the first floor and Bespoke understairs storage units, impressive size front lounge providing ample room for seating, extended open plan living kitchen which features a seating area, dining area and beautifully fitted kitchen which is flooded with natural lighting via Velux windows and sliding doors onto the lawned gardens. A useful utility room and downstairs WC complete the ground floor accommodation. To the first floor, a landing leads to 4 excellent size bedrooms with en suite to the master bedroom whilst an attractively fitted 3 piece family bathroom completes the first floor accommodation. Off road parking is provided via a brick block driveway and leads to an integral garage with up and over door.



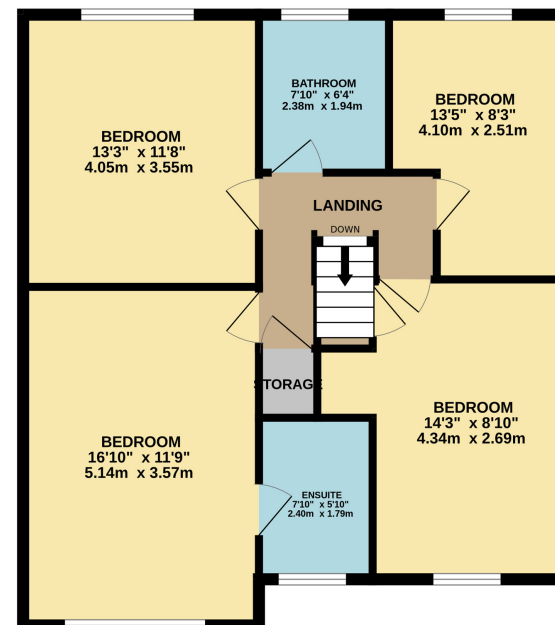
FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

GROUND FLOOR
1021 sq.ft. (94.8 sq.m.) approx.



1ST FLOOR
754 sq.ft. (70.1 sq.m.) approx.



TOTAL FLOOR AREA: 1775 sq.ft. (164.9 sq.m.) approx.

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Important Information

- Council Tax Band: F
- Tenure:Freehold

EPC Rating

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