

16 Bramble Way
Hazel Grove, Stockport, SK7 5EE



mosley jarman



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£375,000

An immaculately presented and spacious three-bedroom, two bathroom semi-detached family home situated in a quiet and select modern development in a sought-after residential location close to local amenities and within the catchment for Moorfield Primary School and Hazel Grove High School. The property benefits from UPVC double glazing and is warmed by gas fired central heating (run by a combination boiler). The accommodation includes; entrance hallway, stylish dining kitchen (fitted with matching wall and base units, integrated appliances, bespoke understairs storage and space for dining), living room (with modern electric fire and French doors to the rear garden) and a downstairs wc. To the first floor there is two good sized bedrooms and a family bathroom (with tiles floor to ceiling, shower over bath, rainwater shower head and heated towel rail). To the second floor there is a master bedroom (which benefits from valued ceiling with a Velux window, two fitted wardrobes and en-suite shower room).



- An Immaculately presented and spacious family home
- Two bathrooms (one en-suite) and downstairs wc
- Landscaped garden
- Sought after residential location
- Catchment to Moorfield Primary school and Hazel Grove High school
- Three well proportioned bedrooms
- Modern dining kitchen
- Off road parking
- Accommodation over three floors
- Walking distance to local amenities



The Grounds and Gardens

To the front of the property there is a driveway providing off road parking and front lawn. To the rear of the house there is an enclosed garden which is mainly laid to lawn with patio area.

The Location

The property is situated in an extremely popular residential location close to the centres of Bramhall and Hazel Grove, local amenities, excellent transport links and with the school catchment area for Moorfield Primary school and Hazel Grove High school. Hazel Grove is a suburb in the Metropolitan Borough of Stockport, Greater Manchester, England, close to the Peak District national park. Hazel Grove train station provides excellent links to Manchester with is located approximately 8 miles away.

Important Information

Heating - Gas central heating (radiators)

Mains - Gas, electric, water and drains

Property Construction- Brick built with tiled roof

Flood Risk - Very Low Risk (Surface water), Very Low Risk (sea and rivers)**

Water Meter-TBC

Leasehold

Broadband providers - Openreach- FTTP (Fibre to the Premises). You may also be able to obtain broadband service from these Fixed Wireless Access providers covering your area for EE & Three*
Mobile providers- Mobile coverage at the property available with all main providers*.

* Information provided by Ofcom checker and isn't guaranteed.
Mosley Jarman take no responsibility for inaccuracies and advise potential buyers to do their own checks before committing to purchase.

** Information provided by GOV.UK

Postcode: **SK7 5EE**

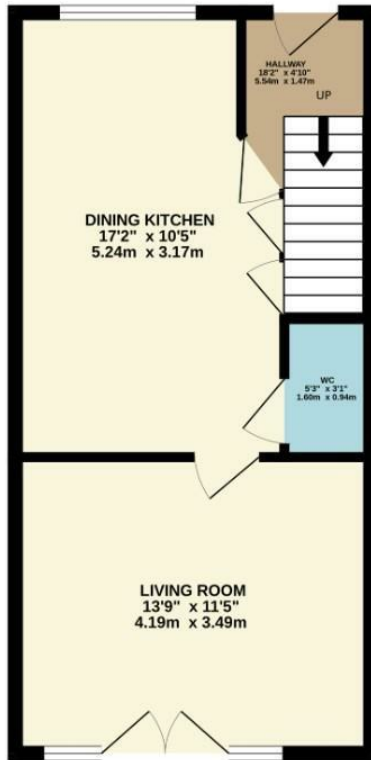
What 3 Words: **walks.craft.royal**

Council Tax Band: **D**

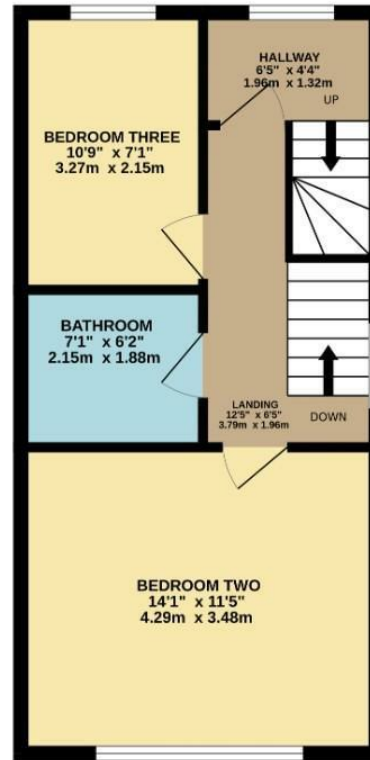
EPC Rating: **B**

Tenure: **Leasehold**

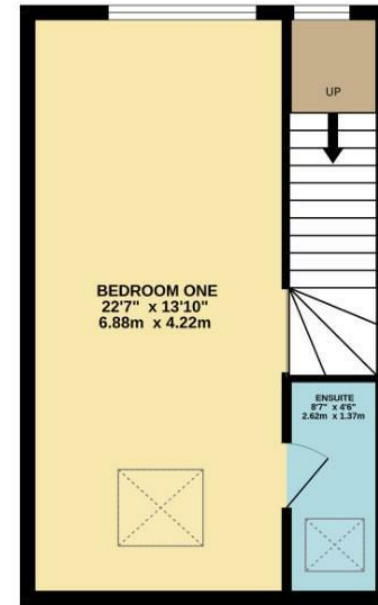
GROUND FLOOR
393 sq.ft. (36.5 sq.m.) approx.



1ST FLOOR
393 sq.ft. (36.5 sq.m.) approx.



2ND FLOOR
311 sq.ft. (28.9 sq.m.) approx.



TOTAL FLOOR AREA: 1098 sq.ft. (102.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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