

22 Bickerton Drive
Hazel Grove, Stockport, SK7 5QY



mosley jarman



**22 Bickerton Drive, Hazel Grove,
Stockport, SK7 5QY**

£350,000

VIDEO TOUR AVAILABLE - A superbly presented and well-appointed three bedroom semi-detached family home which forms part of the popular 'New House Farm' development and is in the catchment for Moorfield Primary School and Hazel Grove High School as well as being within walking distance to Bramhall Park. The property benefits from UPVC double glazing, gas fired central heating (warmed by a combination boiler – Installed November 2023), off road parking for several cars, detached garage and cul-de-sac location. The accommodation includes; entrance porch, hallway (with stairs leading to the first floor), living room, stylish dining kitchen (fitted with modern matching wall and base units, integrated appliances and space for appliances, under stairs storage cupboard and access to the rear garden). To the first floor there is a landing (with loft access via a pull-down ladder), master bedroom (with fitted wardrobes), two further bedrooms and a contemporary shower room.



- An superbly presented semi-detached family home
- Three bedrooms
- Modern dining kitchen
- Popular residential location
- Gas fire central heating and UPVC double glazing
- Walking distance to local amenities
- School catchment area for popular local schools
- Private landscaped garden
- Off road parking
- Detached garage



Grounds & Gardens

To the front of the property there is a driveway providing off road parking for several cars whilst to the rear there is a private South West facing garden (with Indian stone patio area, mainly laid to lawn, bushes, shrubs and trees and a raised decking area).

The Location

Bramhall is an attractive, leafy and affluent village with a population of around 25,500, situated 11 miles to the south of Manchester. A suburb that has emerged on a 'rich list' as 4th most expensive in house prices around Greater Manchester. Bramhall has a strong village community spirit (voted 'least lonely' and the 'friendliest' place to live in Britain), playing host to a Summer Festival, Light Up Bramhall winter festival and numerous community-centred events. Bramhall plays host to many restaurants, bars and coffee shops. Restaurants are joined by drink and dine venues to create a vibrant nightlife for a modest village. At the more relaxed end of the spectrum lie quality coffee shops. Bramhall Hall is the area's most famous landmark, one of England's greatest 14th century manors. Centre piece to Bramhall Park, it is set in 70 acre grounds of parkland, woods, lakes, and gardens, playing host to its own 5K Run. Ladybrook (Happy) Valley, an ancient wooded river and nature reserve provides another 17 hectares of peaceful walks and recreational space. Enjoy sports at Bramall Park Golf Club, Bramhall Golf Club, Bramhall Lane Lawn Tennis Club, Bramhall Park Lawn

Tennis Club and Stockport Hockey Club and keep fit at Total Fitness or David Lloyd. Manchester International Airport is just 6 miles away, Bramhall Railway Station is on the main line from Manchester to London via Macclesfield and Stoke on Trent, with local trains bound for Manchester Piccadilly also stopping at Bramhall and it's just 23 minutes into the city centre. Bramhall is easily accessible via M60 and M6 motorways and local buses are plentiful.

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- yes
 Freehold
 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 Virgin Media.
 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 5QY**

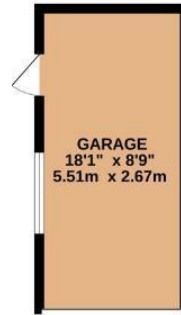
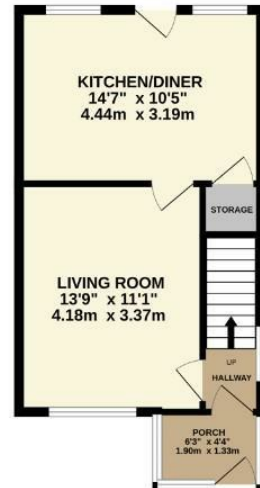
What 3 Words: **tree.leap.chair**

Council Tax Band: **C**

EPC Rating: **C**

Tenure: **Freehold**

GROUND FLOOR
538 sq.ft. (50.0 sq.m.) approx.



1ST FLOOR
352 sq.ft. (32.7 sq.m.) approx.



TOTAL FLOOR AREA: 891 sq.ft. (82.7 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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