

**4 Dean Moor Road**  
Hazel Grove, Stockport, SK7 5LL



*mosley jarman*





## 4 Dean Moor Road, Hazel Grove, Stockport, SK7 5LL

**£550,000**

An extremely well presented and re-furbished four-bedroom, detached family home situated in a popular residential location which forms part of the popular 'New House Farm' estate on the borders of Bramhall and Hazel Grove, close to Bramhall Park within the school catchment area for Moorfield Primary School and Hazel Grove High School. The property benefits from UPVC double glazing, gas fired central heating, off road parking, detached garage and well established gardens.

The accommodation is beautifully presented and thoughtfully arranged throughout. The welcoming entrance hallway includes a downstairs WC and useful understairs storage, while a versatile study or playroom offers the perfect space for working from home or family use. The spacious living room features a modern fireplace and enjoys plenty of natural light, creating a warm and inviting atmosphere.

The stylish kitchen is fitted with a comprehensive range of matching wall and base units and flows directly into the dining room, making it ideal for both everyday living and entertaining. The dining room opens into a bright conservatory, providing additional living space with pleasant views and access to the rear garden.

To the first floor, the landing provides access to four well-proportioned double bedrooms, each offering ample space. The accommodation is completed by a modern family bathroom, fitted with a contemporary suite including a shower over the bath, vanity wash basin, WC, and heated towel rail.

- An extremely well-presented and refurbished detached family home
- Four bedrooms
- Ideally positioned close to Bramhall Park
- School catchment area for Moorfield Primary School and Hazel Grove High School
- UPVC double glazing and gas-fired central heating
- Stylish kitchen and family bathroom
- Off road parking and detached garage
- No chain







#### The Grounds and Gardens

To the front of the property, there is off-road parking for several cars and a detached garage, ideal for storage or additional parking space. Positioned on a generous corner plot, the property also enjoys a large patio area, a well-maintained lawn, and convenient access to the detached garage from the garden.

#### 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 Bramhall 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

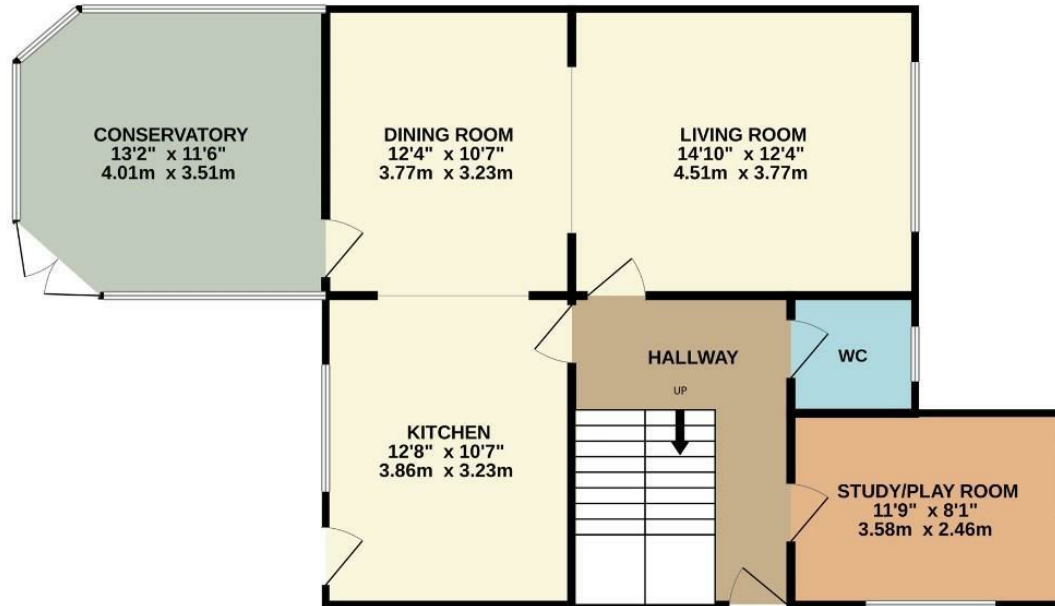
Heating - Gas fired central heating  
Mains - Gas, Electric, waters and drains  
Property Construction - Brick built with tiled roof  
Flood Risk - Very Low Risk (Surface water), Very Low Risk (sea and rivers)  
Water Meter - tbc  
Freehold  
Broadband providers - Openreach- FTTP (Fibre to Premises). 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. (Some limited indoor and outdoor coverage).

\*\*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.

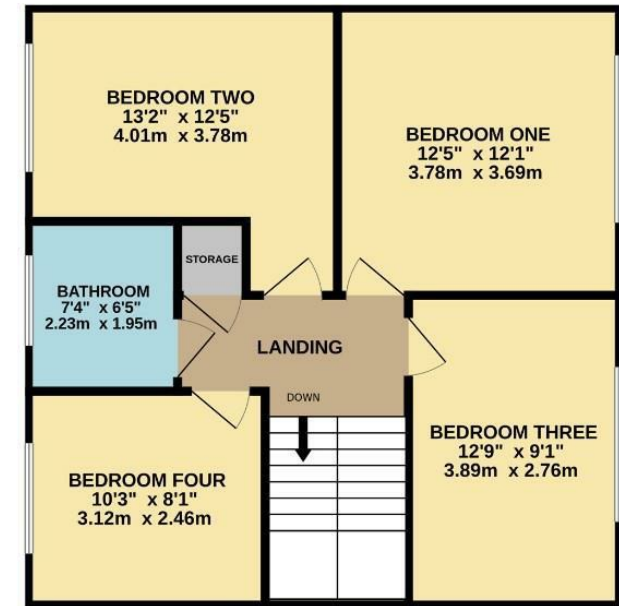
\*\*Information provided by GOV.UK

Postcode:	SK7 5LL
What 3 Words:	gift.prove.sport
Council Tax Band:	E
EPC Rating:	C
Tenure:	tbc
	Freehold

GROUND FLOOR  
863 sq.ft. (80.1 sq.m.) approx.



1ST FLOOR  
653 sq.ft. (60.7 sq.m.) approx.



TOTAL FLOOR AREA : 1516 sq.ft. (140.8 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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