



Cooper Street

Hazel Grove, SK7 4LT

£280,000

GASCOIGNE HALMAN
THE AREA'S LEADING ESTATE AGENCY

This three double bedroom period mid terrace residence is nestled in the residential suburb of Hazel Grove and provides fantastic transport links with Hazel Grove train station within easy reach. There are an arrange of amenities along Hazel Grove High Street with Sainsburys and Asda providing convenient supermarkets on the doorstep. There are ample Primary & Secondary Schools within walking distance promoting superb educational facilities for children. This magnificent home displays a fully refurbished residence which has been upgraded to reveal a high specification finish throughout.

Council Tax Band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Three Double Bedroom Cottage Style Mid Terrace Residence
- Within Walking Distance of Hazel Grove Train Station
- Close to The Bustling Hazel Grove High Street with an Array of Amenities
- Fully Modernised Throughout with Two Contemporary Bathrooms & Modern Newly Installed Shaker Style Kitchen
- Ample Living Accommodation Approaching 1000 sq/ft
- On The Doorstep of Ample Excellent Primary Schools & Secondary Schools
- The Image Of The Front & Rear Garden Has Been Enhanced With AI





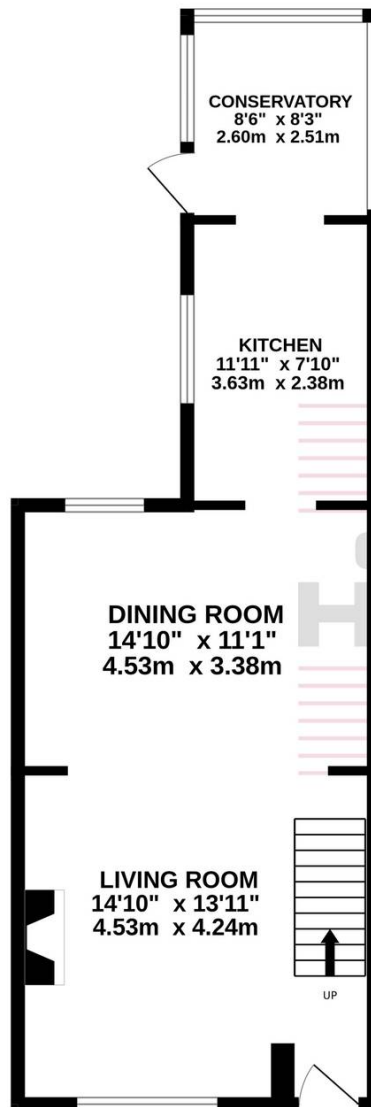
This unassuming mid terrace residence reveals spacious family accommodation approaching 1000 sq/ft. The clean and crisp rendered front façade exudes a timeless allure with a blend of modern comforts and historical charm waiting to be revealed inside. Stepping into this magnificent home, the high specification finish becomes immediately apparent with newly and elegantly installed doors and windows. The living room provides a cozy reception room to relax and simply unwind in refined style whilst the open plan arrangement to the dining room is ideal for hosting gatherings and entertaining friends and family. The kitchen has been re-designed to display an immaculate galley style kitchen with ample work top space providing a functional and practical area to prepare those all important everyday meals. The conservatory sits beyond the kitchen and pours ample light into another fantastic reception area. To the first floor there are three magnificent double bedrooms, something quite rare for a charming period residence. The sleeping accommodation is ideal for families or could even suit young professionals who require additional space for home working. A modern family bathroom is positioned off the landing whilst a newly installed en-suite has been incorporated into the master bedroom, adding excellent convenience. Externally the courtyard style garden has been expertly tiled with new fencing providing a high degree of privacy. There is room for garden furniture allowing for al-fresco dining and summer bbq's. Beyond the property there is some additional outside space which has been superbly landscaped with new timber fencing, porcelain tiled path and AstrTurf grass. There is a right of access across this garden area and the it is worth noting that this larger section of the rear garden does not officially form part of the property, however buyers could potentially seek to adopt this area via adverse possession.



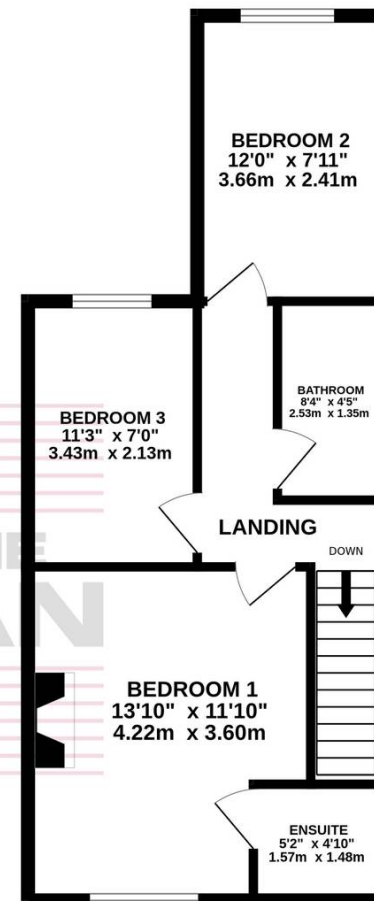




GROUND FLOOR
523 sq.ft. (48.5 sq.m.) approx.



1ST FLOOR
458 sq.ft. (42.6 sq.m.) approx.



TOTAL FLOOR AREA: 981 sq.ft. (91.1 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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