





Welcome to

12 Bickerton Drive, Hazel Grove, Cheshire, SK7 5QY



Set on the ever popular New House Farm Estate, this beautifully maintained 3-bedroom semi-detached family home offers the ideal combination of space, style and practicality being just moments away from local amenities, well-regarded schools and stunning, scenic walks. From the moment you arrive, this home exudes warmth with its neatly landscaped front garden adding a burst of colour, setting the tone for the rest of this home. A bright entrance hallway welcomes you in and double glazed doors lead into a lovely lounge with feature gas fireplace and Plantation shutters adding a classic touch and extra privacy. A convenient storage cupboard can be found underneath the stairs, housing the boiler and additional household items. The lounge opens up seamlessly into the dining room, a bright and inviting space ideal for family meals or entertaining with patio doors leading directly out into the garden. The kitchen is both stylish and practical, fitted with warm wooden cabinets, black feature worktops and a modern chrome mixer tap adding a touch of sophistication. Matching Plantation shutters feature throughout this home tying the space together beautifully. There is further potential to extend the kitchen to the side, subject to planning permission.





- Beautifully maintained 3-bedroom family home
- Semi-detached located on the desirable New House Farm Estate
 - Feature Plantation shutters throughout
- Lounge with feature fireplace & separate dining room
 - Lovely kitchen with wooden cabinets
 - Bedroom one with fitted wardrobes
 - Stylish bathroom/wc
 - Driveway parking
 - Detached, brick built garage with utility room
- Landscaped rear garden set behind enclosed double gates





Upstairs...

The property continues to impress with three well-proportioned bedrooms accessed from the bright and airy landing. Bedroom one, positioned to the front, is carpeted and benefits from fitted wardrobes and elegant Plantation shutters, offering both comfort and style. Bedroom two, overlooks the garden and includes built-in storage cupboard. Bedroom three, also benefits from Plantation shutters and storage and would make the perfect home office or nursery. The family bathroom is a real stand out feature, designed with a contemporary eye and finished to a high standard, it boasts beautiful wall and floor tiles, along with underfloor heating and chrome fixtures.





Outside...

And into the landscaped rear garden, designed for ease and low maintenance. It provides a lovely private space for relaxing and is conveniently enclosed behind dark grey double gates for added security and peace of mind. This home also benefits from driveway parking and a detached, brick-built garage, complete with electric door and additional store room/utility room with electricity and water supply. This home has been lovingly cared for and updated throughout, offering everything you need to simply just move in.

WHERE DO I GO WHEN I NEED...



Coffee and cake?

Well placed for a great selection of independent cafés and coffee spots, with Hazel Grove's village amenities close by. Popular choices include Mee Thyme, Buxton Road Cafébar & Coffee, Hazel Grove Cafe and Walkers Retreat.



Walks and park?

Bramhall Park is within walking distance and offers beautiful landscaped grounds, woodland, lakes and trails around the historic Bramall Hall, while the nearby Ladybrook Valley provides further scenic walks and countryside to explore.



Schools?

Conveniently positioned for a range of well-regarded schools, with Moorfield Primary School, St Peter's Catholic Primary School and Ladybrook Primary School all within easy reach. Hazel Grove High School is also closeby.



Shops?

There is a good choice of supermarkets nearby, including Sainsbury's, Asda Hazel Grove Supermarket and ALDI, providing plenty of choice for weekly shopping and everyday essentials



Restaurants and drinks?

Hazel Grove offers a fantastic choice of restaurants, bars and places to eat, with a variety of cuisines available along London Road and around the village



Running and sports?

Enjoy local sport activities at Poynton Leisure Centre & Poynton Sports Club and why not try out park runs which are held at either Bramhall Park or Lyme Park. 9am start for a local 5k run.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

POST CODE: **SK7 5QY**

TENURE: **FREEHOLD**

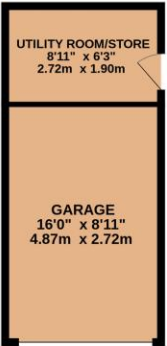
ENERGY PERFORMANCE CERTIFICATE: **D**

COUNCIL TAX BAND: **C**

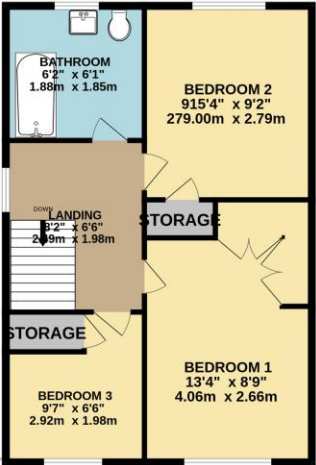
SERVICES (NOT TESTED): **All mains services are connected to the property.**

LOCAL AUTHORITY: **Stockport Metropolitan Borough Council.**

GROUND FLOOR



1ST FLOOR



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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WHAT3WORDS:
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