



Denison Road

Hazel Grove, SK7 6HR

Offers In Excess Of £500,000

GASCOIGNE HALMAN
THE AREA'S LEADING ESTATE AGENCY

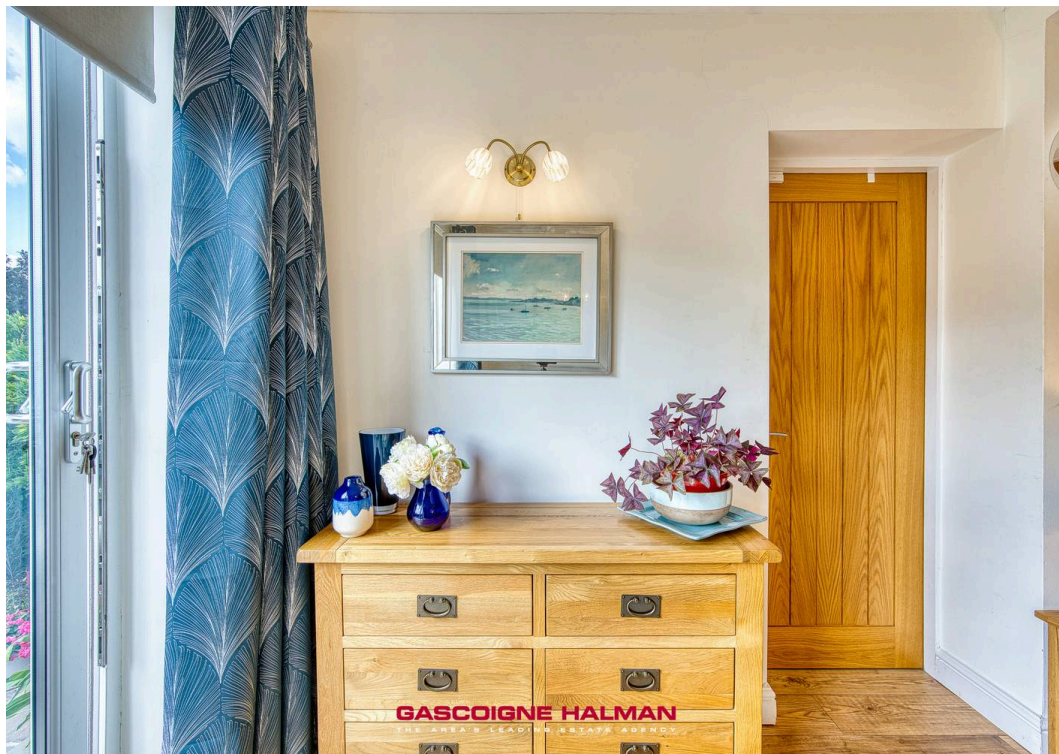
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Immaculate extended four bedroom detached home close to excellent primary & secondary Schools as well as Hazel Grove train station. There are ample amenities in close proximity including the Morrisons convenience store. The property provides easy access to the Manchester Airport link road, ideal for anyone needing to commute. This stylish 1,500 sq/ft home includes a high spec kitchen breakfast room, various reception areas and designated spaces for a home office/utility room. The superb south facing garden will allow any discerning buyer to enjoy the outside areas and the ample improvements over recent years will provide comfort and peace of mind to any buyer.

- Superb Extended & Comprehensively Remodeled Detached Family Home Close To Hazel Grove Train Station
- Immaculate Accommodation Throughout With In Excess Of 1500 Sq/ft Of Living Space
- Complete New Roof Replaced in Around 2022 Which Is Still Under Warranty
- Stylish Shaker Style Kitchen With Quartz Worktops Fitted With A Breakfast Bar & Neff Appliances
- Boiler Replaced In The Last Four Years, Adding Excellent Peace Of Mind
- Four Bedrooms (Three Doubles & One Single) & Modern Four Piece Family Bathroom Suite
- Large Living Room & Open Plan Sitting Room & Dining Room With Sliding Patio Doors To Rear Garden
- Immaculate Private South Facing Rear Garden With Indian Stone Patio
- Spacious 16ft Utility Room With Study Area/Workshop & Access To Single Integral garage
- Within Walking Distance Of Moorfield & Norbury Hall Primary School As Well As Hazel Grove High School







This superbly extended and comprehensively remodelled four bedroom detached family home offers immaculate accommodation throughout, providing over 1,500 square feet of stylish and versatile living space. Ideally situated close to Hazel Grove train station and within walking distance of Moorfield, Norbury Hall and Hazel Grove High School, this property combines convenience with contemporary comfort. Upon entering, you are greeted by a spacious hallway which incorporates a cloakroom and downstairs WC. Off the hallway is a large living room, perfect for relaxing or entertaining. The open plan sitting room and dining room create a welcoming environment for family gatherings, with sliding patio doors that allow for an abundance of natural light. The heart of the home is the impressive shaker style kitchen, featuring elegant quartz worktops, a breakfast bar for casual dining, and ample storage. The kitchen is fully equipped with Neff appliances including a Neff double oven perfect for entertaining. A generous 16ft utility room offers further practicality, incorporating a study area or workshop with skylight window and which provides internal access to the single integral garage. Upstairs, there are four well-proportioned bedrooms (three doubles and one single), all presented in immaculate condition, and a modern four piece family bathroom suite that includes both a bath and a separate walk-in shower. The property benefits from a complete new roof, replaced around 2022 and still under warranty, as well as a boiler which was also replaced within the last four years, ensuring peace of mind for the new owner.



With high-quality finishes, thoughtful design, and a layout that caters to both family life and entertaining, this home is ready to move into and enjoy. Externally to the front there is a low level brick built wall enclosing mature borders as well as a driveway which provides off road parking for several vehicles. A secure side gate leads to the rear garden where a delightful private south facing garden awaits. An Indian stone patio area creates an excellent space for socialising with friends and family. The location is ideal for families, with excellent schools nearby and easy access to local amenities and transport links. This is a rare opportunity to acquire a beautifully presented and meticulously maintained detached house in a sought-after residential area, offering generous living space, modern comforts, and a superb specification throughout. Early viewing is highly recommended to fully appreciate the quality and flexibility of accommodation on offer.

Council Tax Band: E

Tenure: Freehold

EPC Rating: TBC



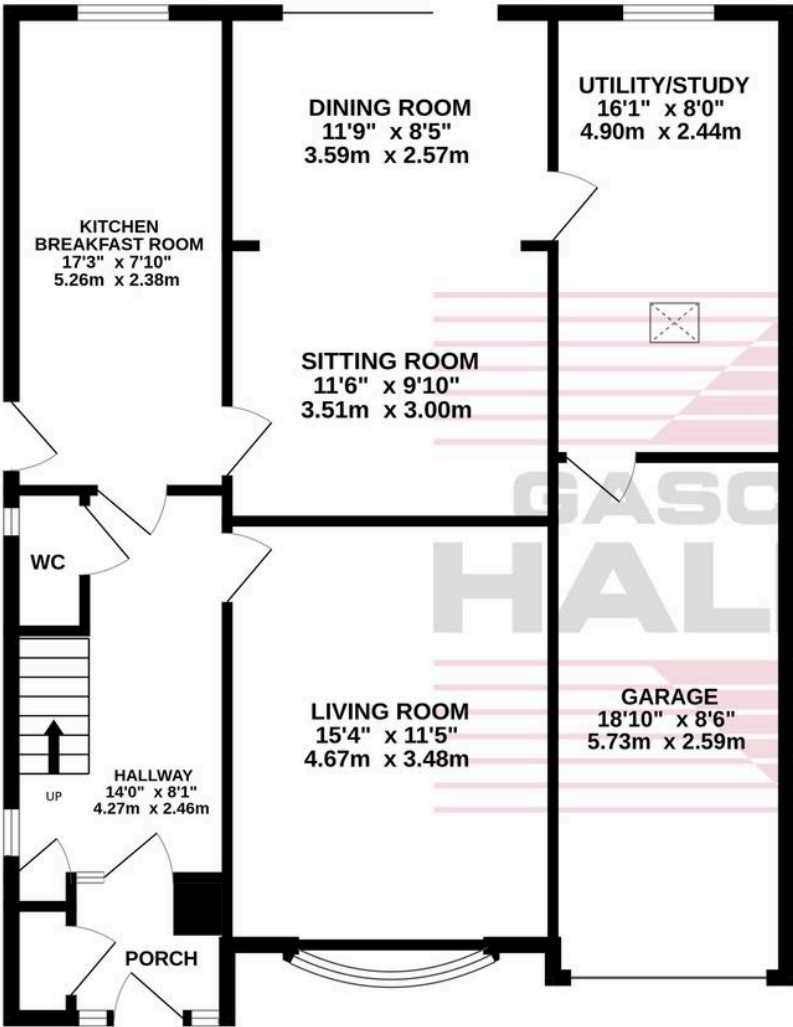
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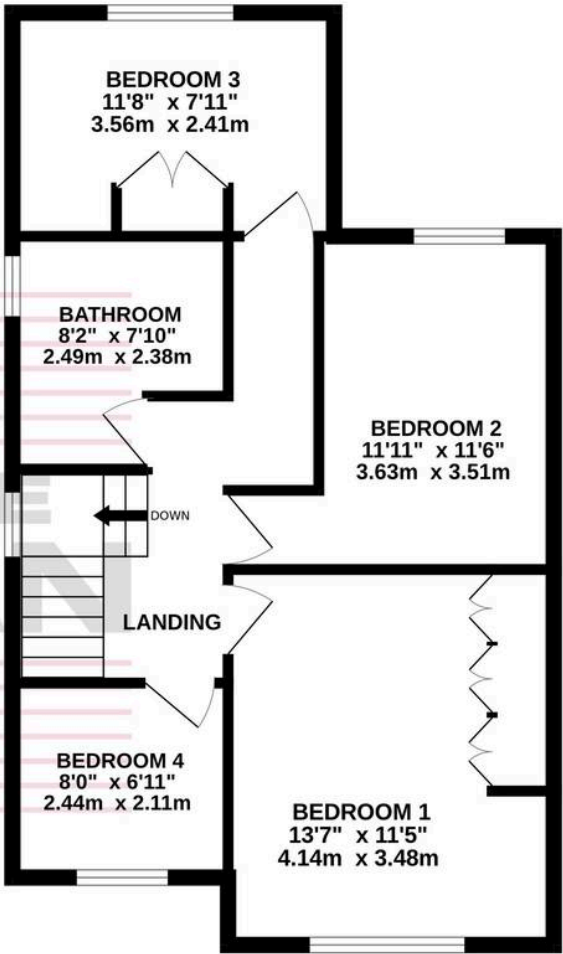




GROUND FLOOR
982 sq.ft. (91.2 sq.m.) approx.



1ST FLOOR
576 sq.ft. (53.5 sq.m.) approx.





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