



Bramble Way

Hazel Grove, SK7 5EE

GASCOIGNE HALMAN
THE AREA'S LEADING ESTATE AGENCY

In Excess of **£385,000**

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This modern three bedroom semi detached family home occupies a highly desirable residential location close to amenities and transport links as well as excellent Schools. Constructed within the last 10 years, the accommodation still offers part of the 10 year NHBC build warranty for additional peace of mind. The property has been built with energy efficiency in mind and this is supported by a B rating on the EPC. The property reveals a contemporary layout with a stylish interior. This home provides ideal accommodation for a variety of buyers

Council Tax Band: D

Tenure: Freehold

EPC Rating: B

- Three Bedroom Modern Semi-Detached Family Home
- Easy Access To Woodsmoor & Hazel Grove Train Station, Ideal For Anyone Commuting
- Walking Distance to Stepping Hill Hospital Along With Easy Access to Amenities
- Stylish Accommodation In A Highly Desirable Residential Location
- Easy Access to Fred Perry Way Connecting You Excellent Transport Links & Close To Elder Drive Play Area
- Energy Efficient Family Home With An EPC Rating B



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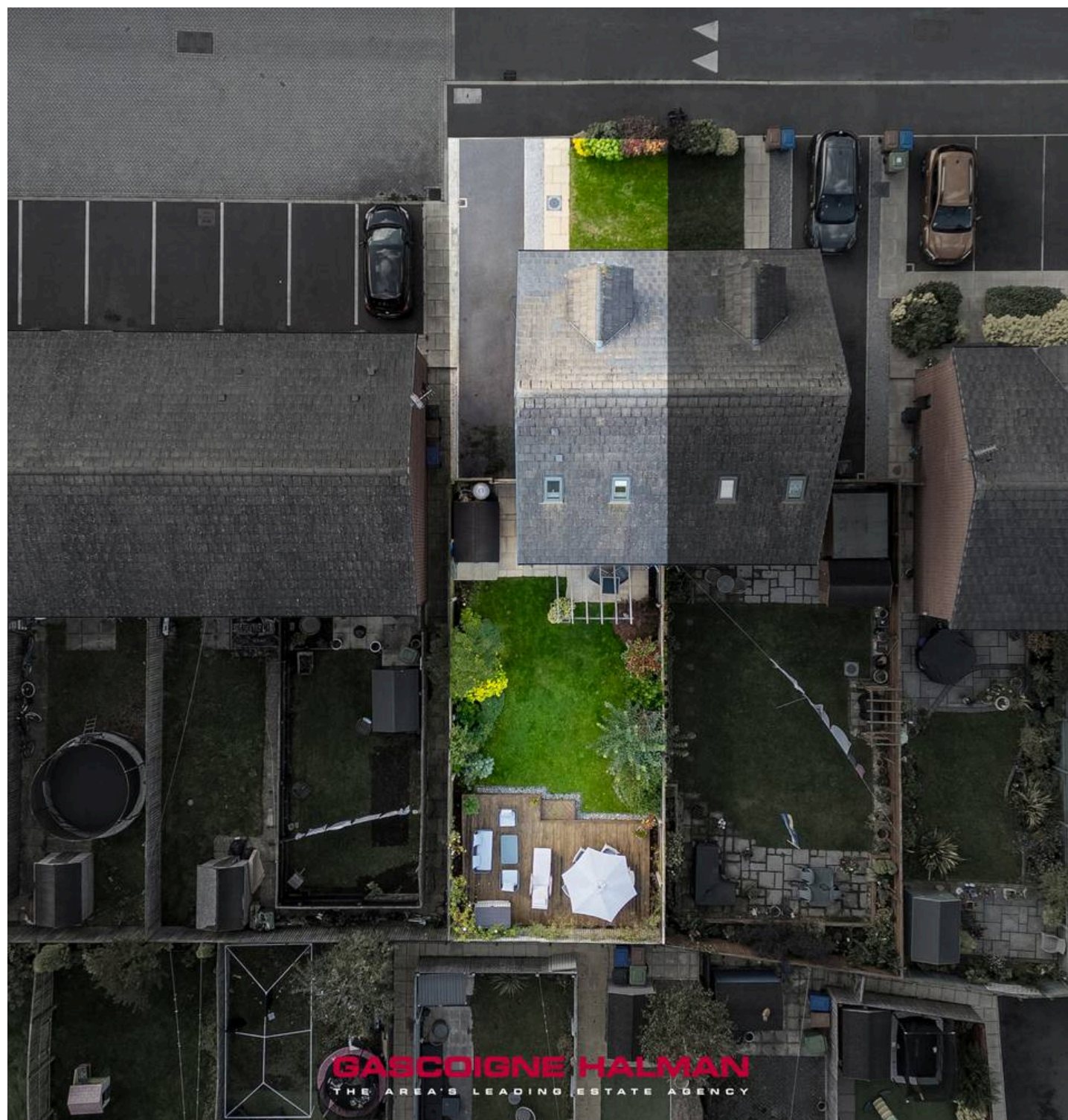




Presenting a superb opportunity to acquire a modern three-bedroom semi-detached family home, ideally positioned in a highly desirable residential location with convenient access to both Woodsmoor and Hazel Grove train stations, making it an excellent choice for commuters. This energy-efficient property, boasting an impressive EPC rating of B, offers stylish and well-appointed accommodation thoughtfully arranged over three floors. Upon entering, you are welcomed by a bright entrance hallway leading to a well-equipped contemporary kitchen- diner, offering ample storage and workspace. To the rear of the property sits a generously sized living room, providing a comfortable and versatile space for both everyday family life and entertaining guests. Double French doors open directly onto the rear garden, where a decked seating area catches the sun, creating an inviting space for outdoor dining, entertaining or simply relaxing during the warmer months. A convenient downstairs WC completes the ground floor accommodation. The first floor features two well-proportioned bedrooms, both with fitted wardrobes and both offering flexible accommodation to suit a variety of needs, alongside a sleek family bathroom finished to a high standard. Occupying the second floor is the impressive principle bedroom, creating a private retreat away

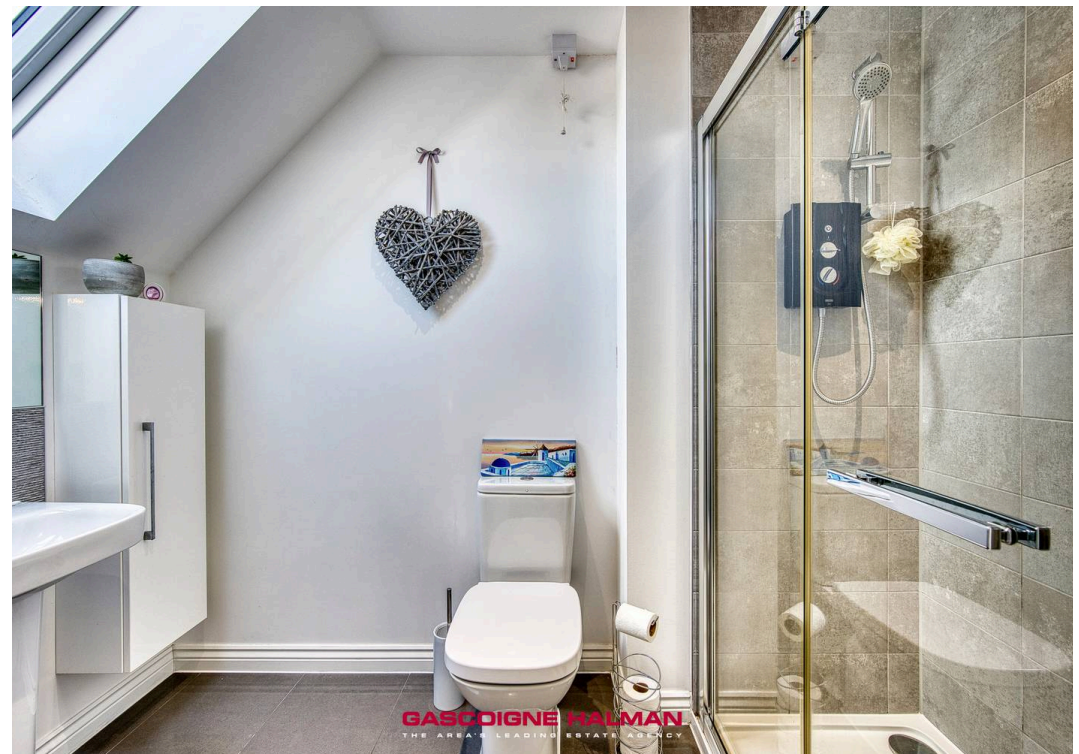
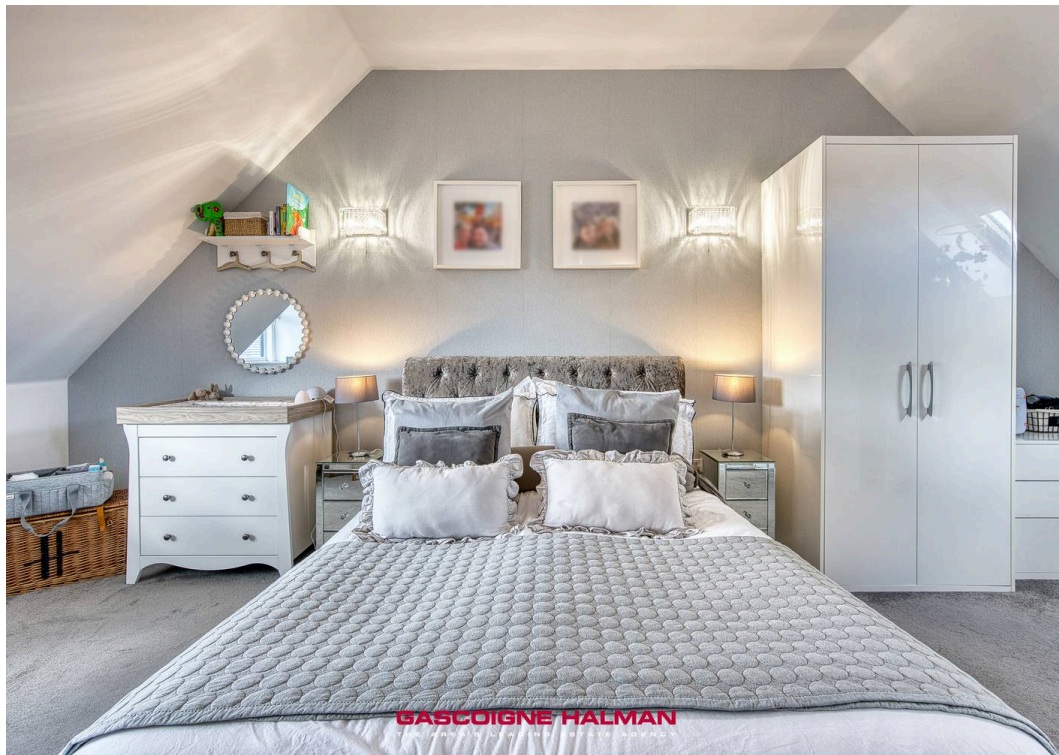


from the rest of the accommodation and benefiting from its own en-suite. Additional features include convenient and practical storage solutions throughout the home. Externally, the property benefits from a tandem driveway providing off-road parking for two vehicles, together with an EV charging point, ideal for modern day living. The property also enjoys an attractive outlook over a communal green, enhancing the sense of space and community. Residents will appreciate the proximity to Stepping Hill Hospital and the wide range of local amenities, including shops, schools and leisure facilities, as well as excellent transport connections. This home is perfectly suited to families and professionals alike, offering a harmonious blend of comfort, style and convenience. The thoughtfully designed three-storey layout provides flexible living accommodation, with the private top-floor main bedroom and en-suite being a particularly attractive feature. With its combination of modern accommodation, excellent energy efficiency, EV charging facilities, off-road parking and sought-after location, this exceptional semi-detached home represents a fantastic opportunity for those seeking a high-quality home in a well-connected residential area.





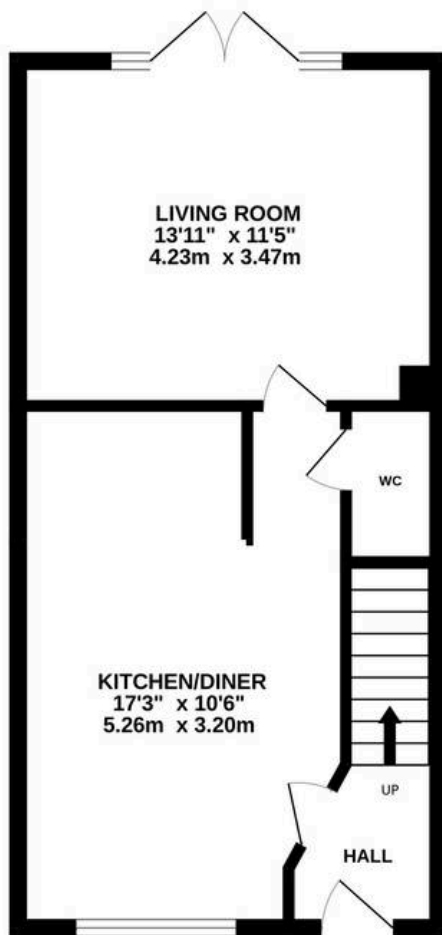




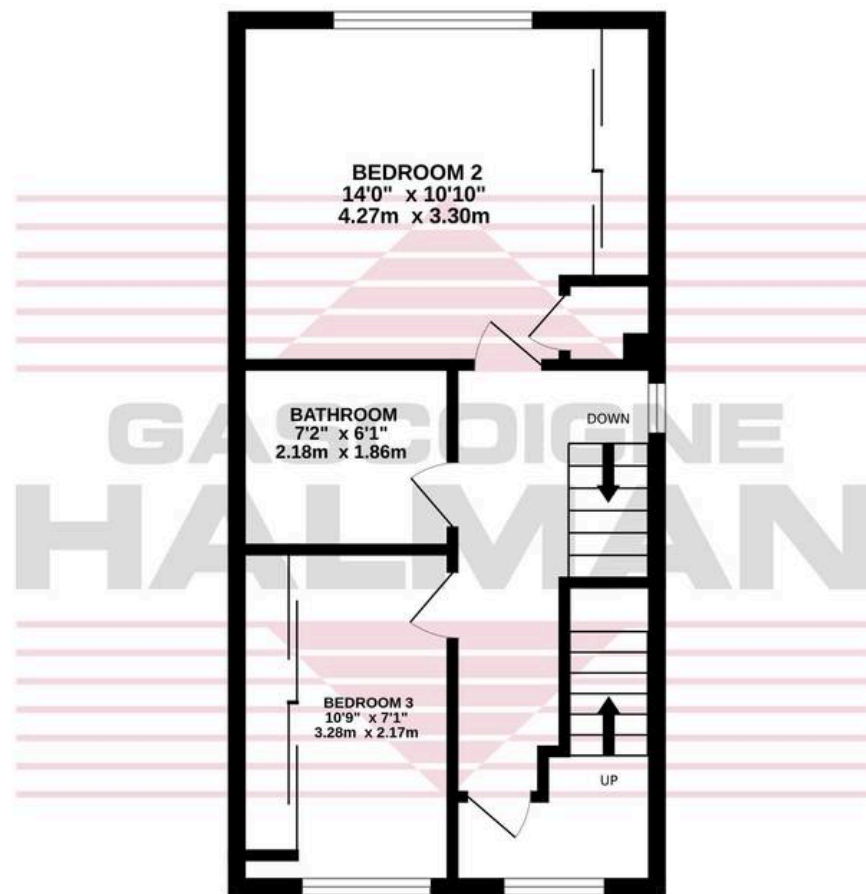




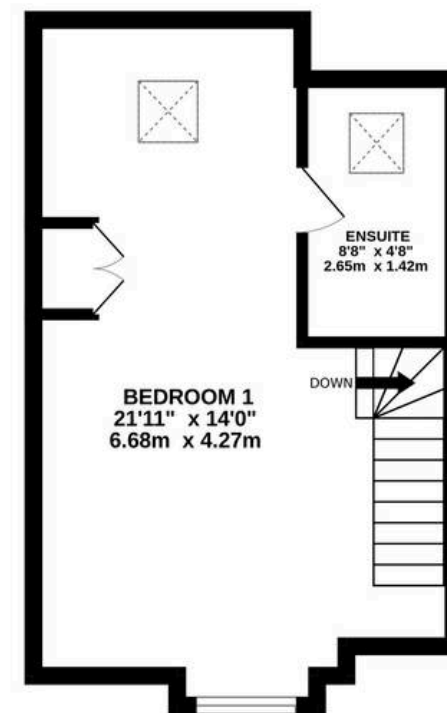
GROUND FLOOR
396 sq.ft. (36.8 sq.m.) approx.



1ST FLOOR
397 sq.ft. (36.9 sq.m.) approx.



2ND FLOOR
292 sq.ft. (27.1 sq.m.) approx.



TOTAL FLOOR AREA : 1085 sq.ft. (100.8 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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