

# 5 Alston Close

Hazel Grove, Stockport, SK7 5LR



*mosley jarman*





## 5 Alston Close, Hazel Grove, Stockport, SK7 5LR

**£375,000**

A superbly presented and thoughtfully extended three-bedroom semi-detached family home, forming part of the highly regarded New House Farm development. The property is ideally positioned within the catchment area for Hazel Grove High School and is within walking distance of Bramhall Park, making it an excellent choice for families.

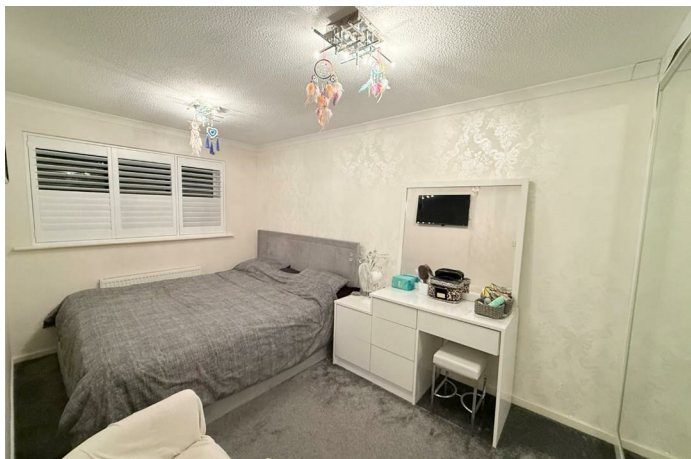
The property benefits from UPVC double glazing, gas fired central heating (warmed by a combination boiler), off road parking for several cars, attached garage store, utility room with downstairs wc, and a cul-de-sac location.

The accommodation comprises; an entrance porch leading into a welcoming living room, a stunning open-plan living kitchen which forms the heart of the home. The kitchen is fitted with modern matching wall and base units, a range of integrated appliances, and a large central island, providing both practicality and an ideal space for entertaining. Bi-fold doors open directly onto the rear garden, creating a seamless connection between indoor and outdoor living. In addition, there is a separate utility room with space for a washer and dryer, along with a convenient ground-floor WC.

To the first floor, a landing provides access to a master bedroom with fitted wardrobes, two further bedrooms and a contemporary family bathroom finished to a high standard.

- A superbly presented and extended three-bedroom semi-detached family home
- Located within the highly regarded New House Farm estate
- Within the catchment area for Hazel Grove High School
- Within walking distance of Bramhall Park, ideal for families
- Stunning open-plan living kitchen forming the heart of the home
- Gas-fired central heating powered by a combination boiler
- Off-road parking for several vehicles and quiet cul-de-sac position
- Utility room with downstairs WC
- UPVC double glazing throughout
- Bi-fold doors opening onto the rear garden





### The Ground and Gardens

To the front, the property features a lawned garden and a driveway offering off-road parking for several vehicles. To the rear, there is a private, landscaped garden with a patio area and lawn, along with access to the garage store.

### The Location

Hazel Grove is a very popular residential location which boasts from a wide range of local amenities, including shops, cafes, and parks, making it a convenient and welcoming place to live. Families are particularly drawn to the area due to its proximity to excellent schools and safe, family-friendly environment. In addition to its suburban charm, Hazel Grove offers excellent transport connectivity, with major link roads such as the A6 and M60 providing easy access to nearby towns and Manchester city centre.

### Important Information

Heating - Gas central heating (radiators)

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 - Yes

Freehold

Broadband providers - Openreach- FTTC (Fibre to the Cabinet ).

You may also be able to obtain broadband service from these Fixed Wireless Access providers covering your area for Virgin, Media, EE & Three\*  
Mobile providers- Mobile coverage at the property available with all main providers\*.  
(Some limited indoor 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 5LR**

What 3 Words: **relax.amber.metro**

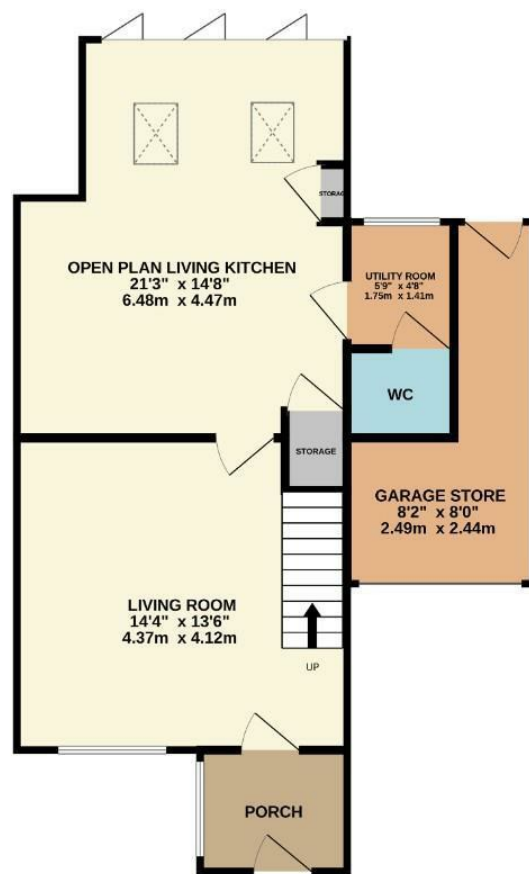
Council Tax Band: **C**

EPC Rating: **D**

Tenure: **tbc**

**Freehold**

GROUND FLOOR  
581 sq.ft. (54.0 sq.m.) approx.



1ST FLOOR  
355 sq.ft. (33.0 sq.m.) approx.



TOTAL FLOOR AREA: 936 sq.ft. (87.0 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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