



Ladywell Close

Hazel Grove, SK7 5QR

GASCOIGNE HALMAN
THE AREA'S LEADING ESTATE AGENCY

In Excess of **£400,000**

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Immaculate three bed, two bathroom extended semi detached family home complete with comprehensive annexe ideal for independent multi-generational living, spacious kitchen diner with bi folding doors and skylight windows, landscaped driveway with ample parking all of which is positioned in a quiet cul-de-sac near schools, shops, and parks.

Council Tax Band: C

Tenure: Freehold

EPC Rating: C

- Stunning Extended Three Bedroom & Two Bathroom Semi Detached Family Home
- Highly Desirable Residential Cul-De-Sac Setting
- Immaculate Extended Kitchen Diner With Aluminium Bi-Folding Doors & Skylight Windows
- Substantial Well Arranged Single Storey Side Extension Forming The Perfect Annexe
- Annexe Includes Sitting Room, Bedroom, Bathroom & Kitchenette Along With Independent Access
- Superb Landscaped Private Rear Garden
- Two Double Bedrooms and Elegant High Specification Family Bathroom To First Floor
- Large Landscaped Driveway Providing Ample Parking (Part Of The Driveway Is Rented For £105.00 Per Annum From Stockport Council)
- Bramhall Village, Hazel Grove & Davenport Are All Easily Accessible
- Enjoyable Walks Along Fred Perry Way Leading To The Surrounding Area Including Happy Valley







Presenting a stunning extended three bedroom and two bathroom semi detached family home, set within a highly desirable residential cul-de-sac, this property has been thoughtfully enhanced to cater for modern family living. Upon entering, you are welcomed by an entrance hall which leads into a wonderful living room with feature fireplace and media wall. An immaculate extended kitchen diner features aluminium bi-folding doors and skylight windows, which flood the space with natural light and create a warm, inviting atmosphere ideal for family gatherings or entertaining guests. The substantial, well arranged single storey side extension forms the perfect annexe, offering excellent flexibility for multigenerational living or guest accommodation. The annexe includes its own sitting room, bedroom, bathroom, and kitchenette, along with independent access, ensuring privacy and comfort for its occupants. Upstairs, you will find two generously proportioned double bedrooms, each tastefully decorated, as well as an elegant, high specification family bathroom that provides a luxurious retreat at the end of the day. The property also benefits from a large, landscaped driveway providing ample parking (part of the driveway is rented for £105.00 per annum from Stockport Council), making it exceptionally convenient for families with multiple vehicles or visitors. This home is perfectly situated for access to the vibrant centres of Bramhall Village, Hazel Grove, and Davenport, offering a wide range of amenities, shops, and excellent schools. For those who enjoy an active lifestyle, enjoyable walks along the Fred Perry Way lead to the surrounding area, including the picturesque Happy Valley, making this location ideal for families and professionals alike seeking both convenience and a peaceful residential setting. The property is presented in immaculate condition throughout, blending contemporary design with practical living spaces, and is ready to move into with minimal effort. Early viewing is highly recommended to fully appreciate the quality and versatility this exceptional home has to offer.



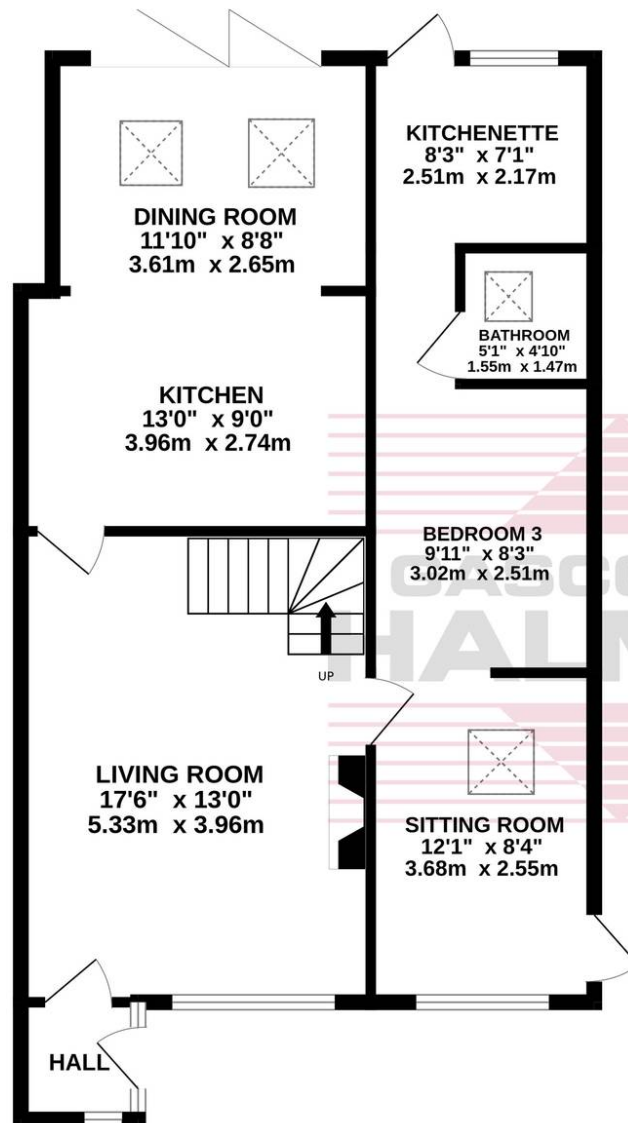




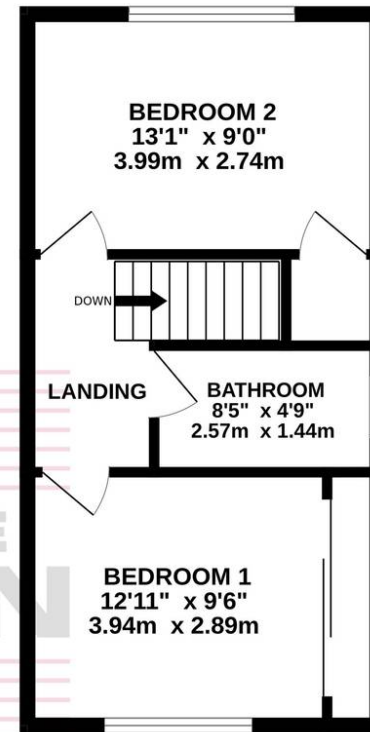




GROUND FLOOR
760 sq.ft. (70.6 sq.m.) approx.



1ST FLOOR
348 sq.ft. (32.3 sq.m.) approx.





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