

**10a Chatsworth Road**

Hazel Grove, Stockport, SK7 6BT



*mosley jarman*









## 10a Chatsworth Road, Hazel Grove, Stockport, SK7 6BT

**£550,000**

An extended and very spacious detached family home in this hugely popular residential location just off Fiveways in Hazel Grove. This attractive four-bedroom property spans three floors and has been thoughtfully designed to combine modern family living with stylish finishes. Hazel Grove High School and Norbury Hall Primary School are both within catchment area and easily accessible, whilst a variety of facilities, including Hazel Grove Leisure Centre, parks and sports clubs, add to the appeal for active households.

The accommodation starts with a large reception hallway, a lovely welcoming space which leads via double doors into a large dining/ sitting room with an inglenook fire place and window to the front elevation. Glazed double doors lead through to a dual aspect lounge with bi-folding doors out to the garden. A modern fitted kitchen offers ample worktop and storage space with an integrated gas hob, double oven and dishwasher and space for an American style fridge freezer. Off the kitchen is a separate utility room, while the integral garage adds further practicality and storage.

The two upper floors provide four generously sized double bedrooms. The principal loft bedroom boasts a stylish en-suite, while the family bathroom serves the remaining bedrooms and features a separate bath and shower cubicle, whilst a separate WC adds further convenience.



- SPACIOUS DETACHED FAMILY HOME
- POPULAR LOCATION NEAR FIVEWAYS
- 2 BATHROOMS
- FRONT AND REAR GARDENS
- 3 FLOORS OF ACCOMMODATION
- 4 DOUBLE BEDROOMS
- CONTEMPORARY KITCHEN AND UTILITY
- LARGE DRIVEWAY









### Grounds and Gardens

Externally, the property offers ample off-road parking to the front with a lawned garden alongside, whilst the enclosed rear garden has a large patio suitable for relaxing or alfresco dining, and lawn surrounded by panel fencing.

### Location

Hazel Grove is a highly sought-after residential area, offering a wealth of local amenities, including a variety of shops, cafes, and parks, creating a convenient and welcoming atmosphere. The area is particularly appealing to families, thanks to its excellent schools and safe, family-oriented environment. Alongside its suburban charm, Hazel Grove boasts outstanding transport links, with major routes such as the A6 and M60 ensuring easy access to surrounding 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 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 and outdoor 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 6BT**

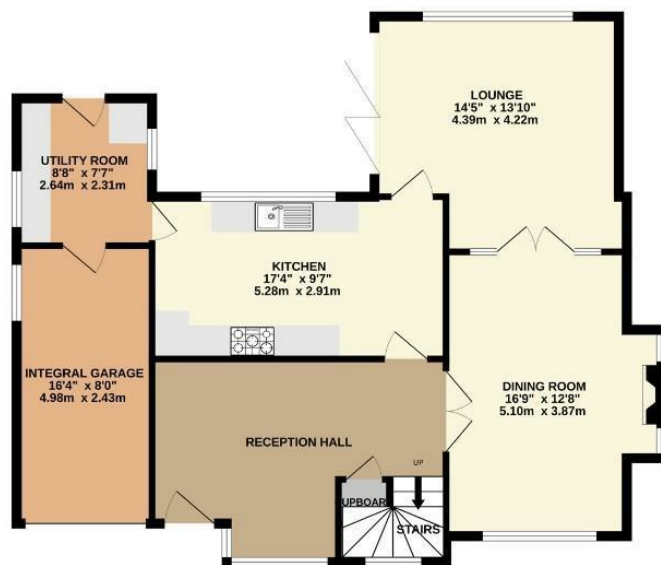
What 3 Words: **waking.humid.fum**

Council Tax Band: **E**

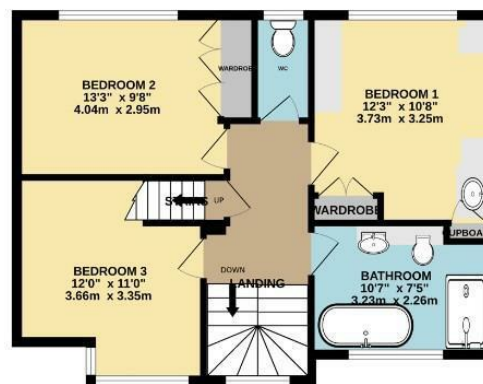
EPC Rating: **C**

Tenure: **Freehold**

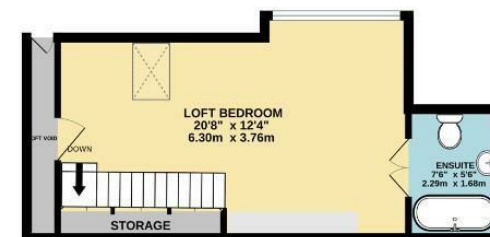
GROUND FLOOR  
940 sq.ft. (87.3 sq.m.) approx.



1ST FLOOR  
575 sq.ft. (53.4 sq.m.) approx.



2ND FLOOR  
318 sq.ft. (29.6 sq.m.) approx.



TOTAL FLOOR AREA : 1833 sq.ft. (170.3 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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