

Part Exchange  
Considered



Eyam Road, Hazel Grove, SK7 6HP

SHRIGLEY ROSE & CO  
Bespoke Estate Agents



## Eyam Road, Hazel Grove, SK7 6HP

Set behind electric gates with a landscaped garden, this impressive four-bedroom detached home offers stylish family living in a highly convenient location.

This impressive four-bedroom detached home offers stylish family living in a highly convenient location. Within walking distance of Hazel Grove train station and close to well-regarded schools, it also benefits from excellent links via the A34 and A555. Set behind electric gates with a landscaped garden, the property's standout feature is its bright open-plan kitchen, dining and living space.

Situated on a quiet and well-regarded road, this beautifully gated enhanced home offers an exceptional blend of modern living and thoughtful design, all within easy reach of Hazel Grove, Cheadle Hulme and Bramhall. The location is particularly appealing for families and commuters alike, being close to Hazel Grove train station, excellent local amenities and a variety of scenic rural walks, whilst also falling within the catchment for Norbury Hall Primary School and Hazel Grove High School.

The home has been significantly improved by the current owners, most notably with a ground floor extension completed in 2018, creating a striking open-plan kitchen and living space designed very much with both everyday living and entertaining in mind. The kitchen itself is finished to a high standard, featuring Quartz worktops and a Rangemaster cooker, complemented by integrated appliances including a dishwasher and wine fridge, alongside space for a freestanding fridge freezer. A Quooker boiling water tap and waste disposal unit add further convenience, while luxury LVT flooring with electric underfloor heating runs throughout, enhancing both comfort and style. Bi-fold doors, complete with remote-controlled electric blinds, open onto the garden and a large lantern skylight allows an abundance of natural light to pour in and the doors creating a seamless connection between inside and out.

This impressive open-plan space flows effortlessly through sliding doors into a more intimate lounge, where an electric fire provides a cosy focal point. Further enhancements include double glazing with plantation shutters, a comprehensive CCTV system and alarm, as well as insulated walls. The loft has been fully boarded and insulated, with ladder access, offering excellent additional storage.

The former garage has been converted to create a highly versatile space, part utility room with a convenient side entrance to the side entrance of the garden and part playroom/office, which could equally function as a versatile downstairs bedroom, depending on requirements.





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Upstairs, the accommodation is well-balanced and beautifully presented, with carpeting throughout enhancing the sense of warmth and comfort. The principal bedroom is a particularly impressive space, benefitting from fitted sliding wardrobes and a stylishly updated en-suite, completed in 2025, comprising a contemporary shower, wash hand basin and WC, all complemented by elegant plantation shutters. Bedroom two is a generous front-facing double, complete with fitted wardrobes and a built-in desk, offering both practicality and versatility. Bedroom three enjoys a pleasant rear aspect overlooking the garden, while bedroom four also benefits from built-in storage, making excellent use of the space. The family bathroom is attractively finished with eye-catching mosaic tiling and includes a bath with overhead shower, while a useful airing cupboard further enhances the practicality of the first floor.

Externally, the property continues to impress, with a thoughtfully landscaped rear garden designed for low maintenance enjoyment. Artificial lawn is complemented by granite paving, outdoor lighting, electric and pergola heaters, creating an inviting setting for year-round use. To the front, the driveway provides off-road parking for up to three vehicles and is secured by electric gates.



### The Current Owners Love:

- The beautifully designed open-plan layout, which creates a sociable and light-filled space perfect for both everyday family life and entertaining.
- The comfort of underfloor heating, bringing a consistent and luxurious warmth throughout the main living area.
- The convenience and privacy of the en-suite, adding a touch of practicality and comfort to the principal bedroom

### We Have Noticed:

- Perfectly positioned for families, the property is just a short stroll from Norbury Hall Primary School and approximately a 10-minute walk to Hazel Grove High School.
- Ideal for commuters, Hazel Grove train station is close by, offering convenient links to Stockport and Manchester.
- A particularly attractive home, featuring electric gates and a stunning open-plan kitchen/dining space, making it perfectly suited to modern family living.





## Key Features:

- Impressive four-bedroom detached family home
- Secure Electric Gated Frontage
- Versatile layout with additional converted garage space for utility, office or playroom use
- Generous open-plan kitchen, dining and living space
- Landscaped rear garden with low-maintenance design
- Highly convenient location close to Hazel Grove train station, schools and major road links (A34 & A555)
- Off-road parking for multiple vehicles (up to three cars)
- Part Exchange Considered

Tenure: Freehold

Council Tax Band: E

Possession: Vacant possession upon completion

Total Floor Area: 1799 sqft

Viewing: Strictly appointment only through Shrigley Rose & Co

## Property Summary:

Open Plan Kitchen  
8.14m x 7.76m

Utility Room  
4.00m x 3.76m

Office/Playroom  
3.12m x 2.64m

Living Room  
4.37m x 3.40m

Garage Store  
2.64m x 2.09m

Wc

Pergola  
3.04m x 3.04m

Bedroom 1  
4.37m x 3.18m

Ensuite

Bedroom 2  
3.18m x 2.86m

Bedroom 3  
6.12m x 2.63m

Bedroom 4  
2.94m x 2.03m



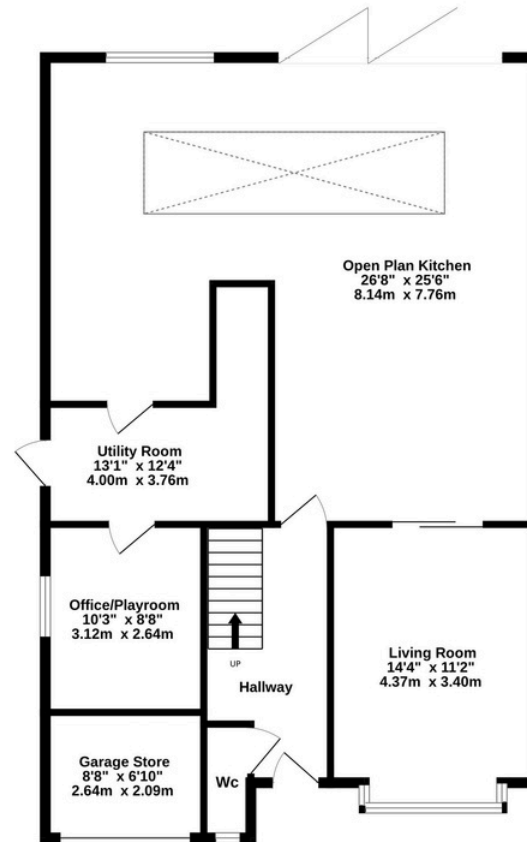


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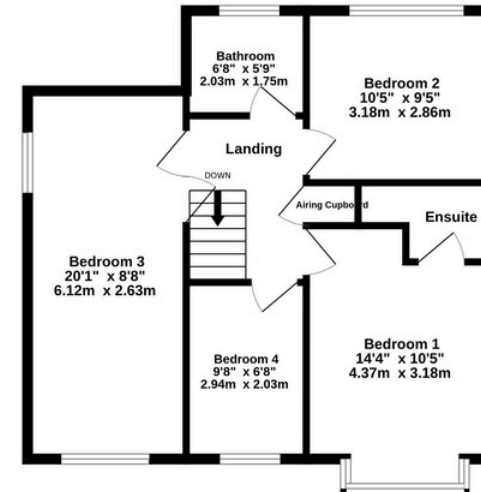
Outdoors  
99 sq.ft. (9.2 sq.m.) approx.



Ground Floor  
1100 sq.ft. (102.2 sq.m.) approx.



1st Floor  
599 sq.ft. (55.6 sq.m.) approx.



**TOTAL FLOOR AREA : 1799 sq.ft. (167.1 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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