



Bramble Way, Hazel Grove, SK7 5EB

£350,000

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: C

Tenure: Leasehold - 999 years from and including 1 August 2015

EPC Rating: B

- Modern Bay Fronted Three Bedroom Semi Detached Family Home
- Highly Desirable Location With Easy Access to Hazel Grove and Woodsmoor Train Stations
- Walking Distance to Stepping Hill Hospital and Easy Access to Amenities
- Private Enclosed Non Overlooked West Facing Rear Garden
- Contemporary Accommodation Ideal for Professionals, Young Families & Anyone Downsizing
- Easy Access to Fred Perry Way Connecting You Excellent Transport Links & Close To Elder Drive Play Area

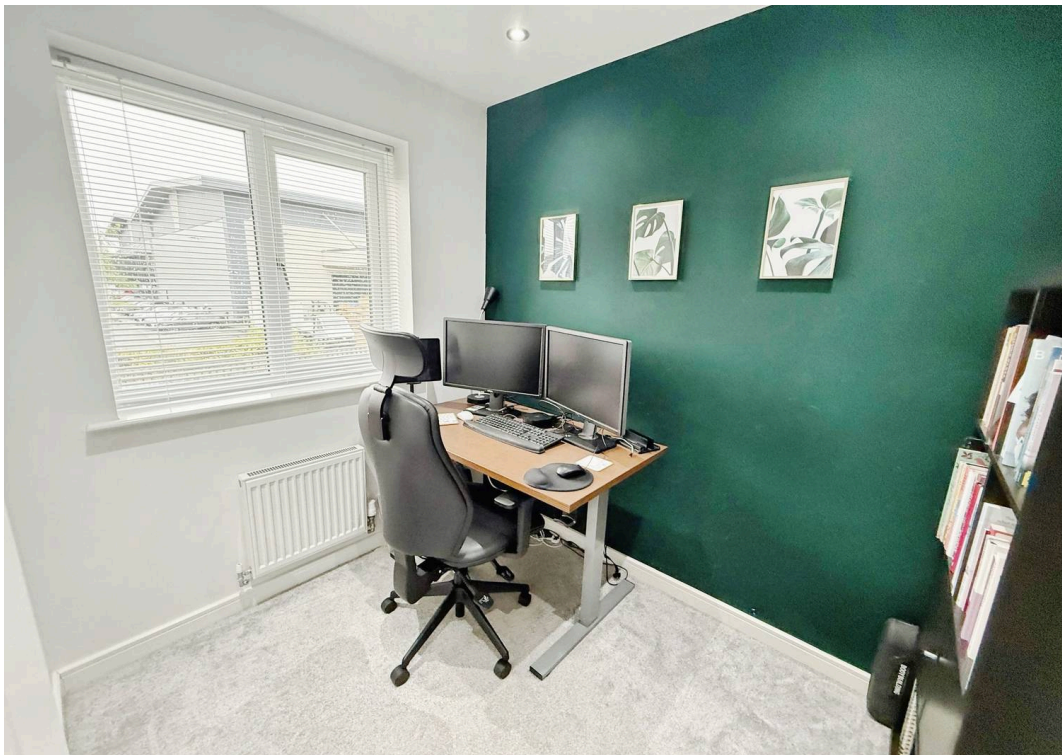
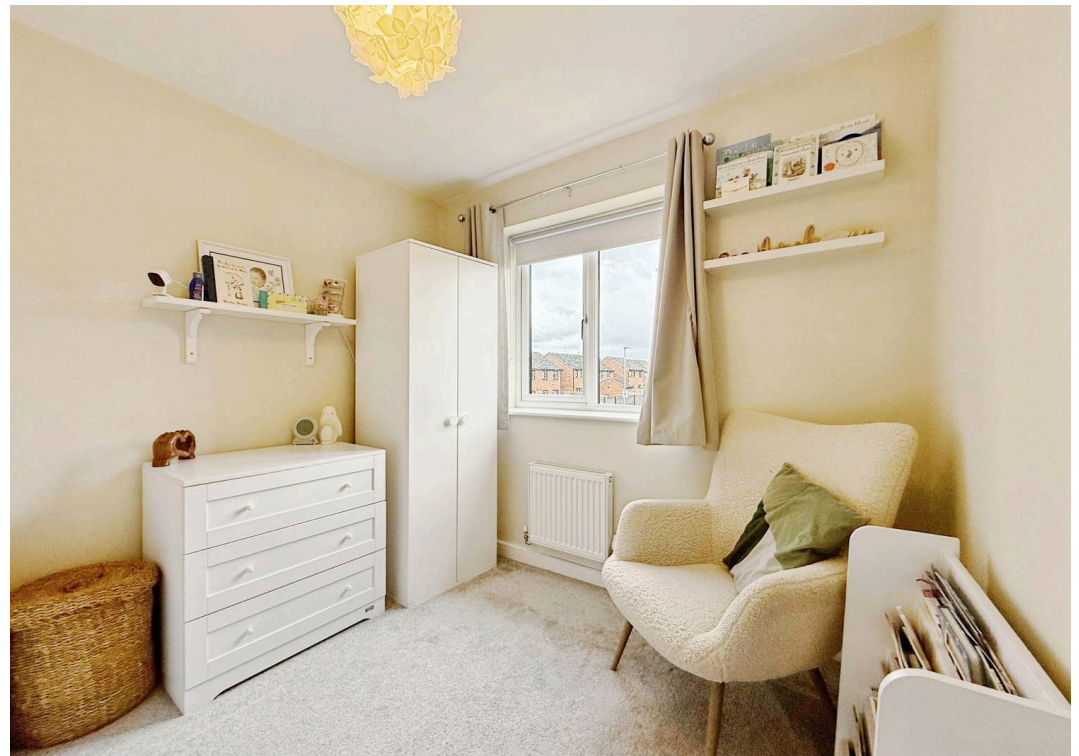




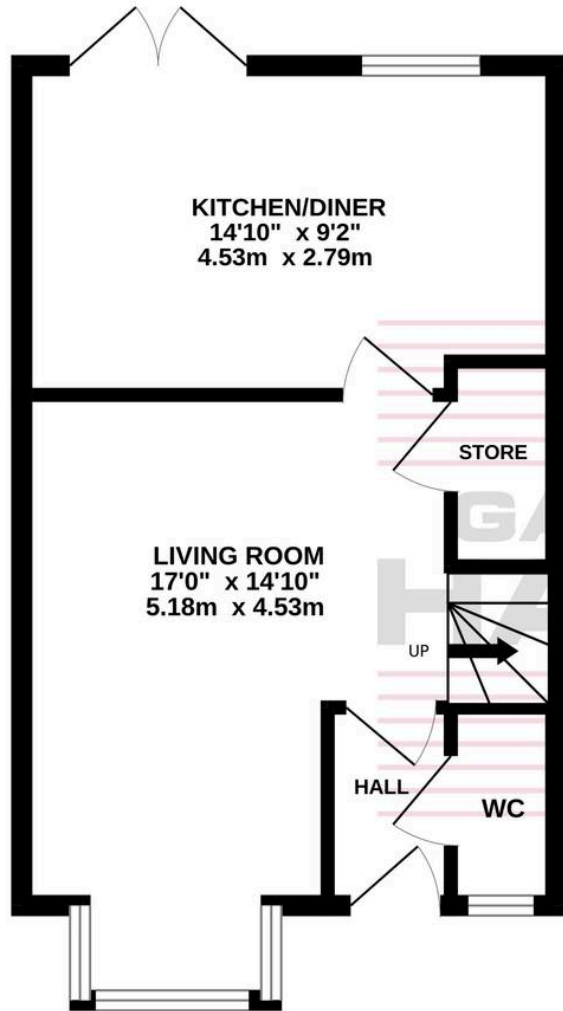


Nestled in the prestigious Bramble Way of Hazel Grove, this modern bay-fronted three-bedroom semi-detached family home exudes elegance and sophistication. This property offers a contemporary living experience ideal for professionals, young families, and those looking to downsize. Upon entering, you are greeted by a stylish interior that seamlessly combines comfort and functionality. The property features a spacious reception room, a sleek bathroom, and three well-appointed bedrooms, providing ample space for relaxation and entertainment. A kitchen diner offers a fashionable and sociable layout and includes double doors leading to a magnificent garden. Positioned off the hallway is a useful WC providing additional convenience. Situated in a highly desirable location, residents will enjoy easy access to Hazel Grove and Woodsmoor Train Stations, as well as being within walking distance to Stepping Hill Hospital and a variety of amenities. The private enclosed west-facing rear garden offers a tranquil retreat, perfect for outdoor gatherings or simply unwinding after a long day whilst the front garden is dominated by a double driveway providing off road parking for several cars. Conveniently located near Fred Perry Way for excellent transport links and in close proximity to the Elder Drive Play Area, this property presents a rare opportunity to embrace a lifestyle of convenience and luxury. This property is sure to captivate discerning buyers seeking a refined living experience.

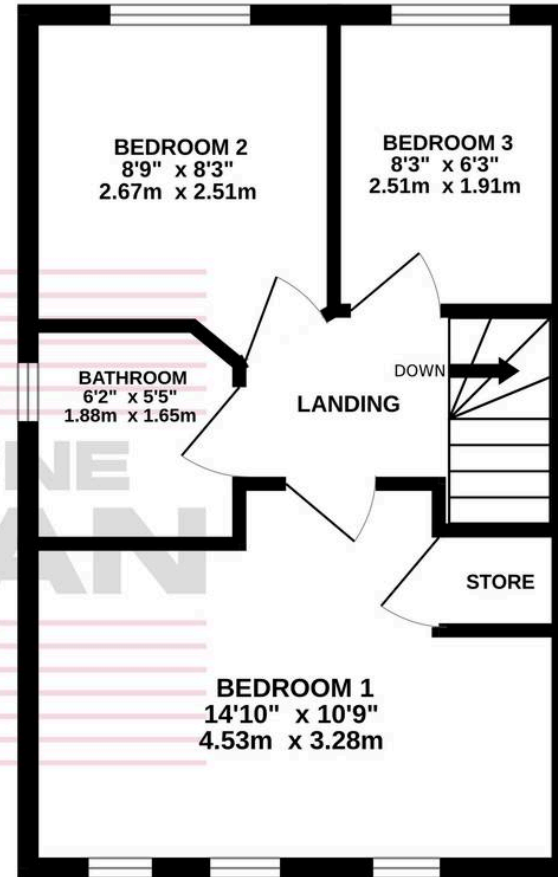




GROUND FLOOR  
362 sq.ft. (33.6 sq.m.) approx.



1ST FLOOR  
353 sq.ft. (32.8 sq.m.) approx.



TOTAL FLOOR AREA : 715 sq.ft. (66.4 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
Made with Metropix ©2025



## Gascoigne Halman

Gascoigne Halman, 9 Ack Lane East - SK7 2BE

0161 439 5555

[bramhall@gascoignehalman.co.uk](mailto:bramhall@gascoignehalman.co.uk)

[www.gascoignehalman.co.uk/](http://www.gascoignehalman.co.uk/)