



Bramble Way, Hazel Grove, SK7 5EB

Offers Over £375,000

**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY

A Modern three bedroom energy efficient detached family home offering a stylish interiors, south-west-facing garden, double driveway, open plan kitchen diner with wonderful cozy living room. All these features will appeal to buyers who value convenience and practicality. Being positioned close to train stations, schools, shops, and hospital make this home an excellent choice for any buyer.

Council Tax Band: C

Tenure: Leasehold

EPC Rating: B

- Three Bedroom Modern Detached Family Home
- Easy Access To Woodsmoor & Hazel Grove Train Station, Ideal For Anyone Commuting
- Walking Distance to Stepping Hill Hospital Along With Easy Access to Amenities
- Energy Efficient Family Home With An EPC Rating B
- Double Driveway With Privately Enclosed South-West Facing Garden And Open Views Over A Communal Green
- Stylish Accommodation In A Highly Desirable Residential Location







Presenting a superb opportunity to acquire a modern three-bedroom detached family home, ideally positioned in a highly desirable residential location with convenient access to both Woodsmoor and Hazel Grove train stations, making it perfect for commuters. This energy-efficient property, boasting an impressive EPC rating of B, offers stylish and well-appointed accommodation throughout. Upon entering, you are welcomed by a bright and spacious hallway that leads to a generously sized living room with feature bay window, designed to provide a comfortable and relaxing environment for the whole family. The contemporary kitchen is fitted with high-quality appliances and offers ample storage, complemented by a dedicated dining area that is perfect for both every-day meals and entertaining guests. Double french doors lead out to a south-west facing garden which also includes a newly laid Indian stone patio area. A downstairs WC completes the ground floor whilst upstairs the property features three well-proportioned bedrooms, all of which are served by a sleek family bathroom finished to a high standard. Additional features include convenient and practical storage solutions throughout the home. The property benefits from a double driveway, providing off-road parking for multiple vehicles, and enjoys open views over a communal green, enhancing the



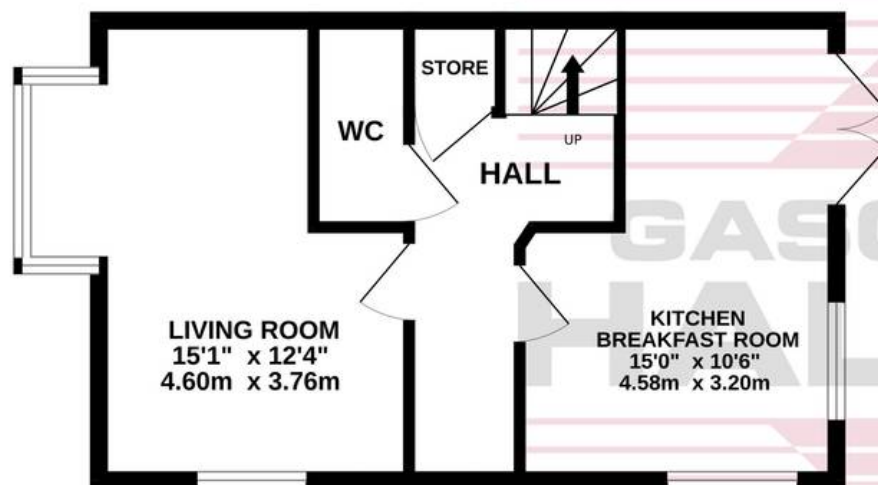
sense of space and community. Residents will appreciate the proximity to Stepping Hill Hospital and the wide range of local amenities, including shops, schools, and leisure facilities, all within easy walking distance. This home is perfectly suited to families and professionals alike, offering a harmonious blend of comfort, style, and convenience. The thoughtfully designed layout maximises natural light and provides flexible living spaces to suit modern lifestyles. With its combination of attractive features, energy efficiency, and sought-after location, this exceptional detached house represents an outstanding choice for those seeking a high-quality home in a vibrant and well-connected area.



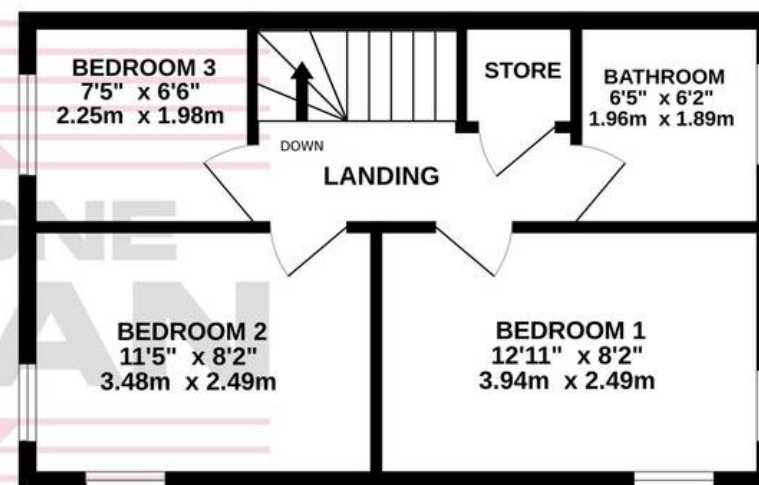




GROUND FLOOR
379 sq.ft. (35.2 sq.m.) approx.



1ST FLOOR
363 sq.ft. (33.8 sq.m.) approx.



TOTAL FLOOR AREA : 742 sq.ft. (69.0 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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