

14 Blackthorn Road

Hazel Grove, Stockport, SK7 5EJ



*mosley jarman*





**14 Blackthorn Road, Hazel Grove,  
Stockport, SK7 5EJ**

**Asking Price £535,000**

A beautifully presented and extended four-bedroom, two-bathroom detached family home situated in a quiet residential area, close to the centres of Bramhall and Hazel Grove. The property benefits from off-road parking, UPVC double glazing, gas-fired central heating (powered by a combination boiler), and a security alarm system. The spacious accommodation includes; a welcoming entrance hall, a WC, a sitting room, and a large living room with a stylish electric fire. The stunning open-plan living kitchen, designed for lounging, dining, and cooking, is equipped with integrated Siemens appliances, a wine chiller, quartz worktops, and a central island, with Velux windows and bi-folding doors opening to the rear garden. A utility room provides additional storage and appliance space. Upstairs, the master bedroom includes an en-suite with Roca fittings, a shower enclosure, and a heated towel rail, while three further bedrooms (two with fitted storage) share a contemporary family shower room with a large walk in shower, vanity sink, illuminated mirror, and heated towel rail.



- A SUPERBLY PRESENTED AND EXTENDED FAMILY HOME
- TWO BATHROOMS (ONE EN-SUITE)
- POPULAR RESIDENTIAL LOCATION
- BEAUTIFUL LANDSCAPED GARDEN
- WALKING DISTANCE TO LOCAL AMENITIES
- FOUR BEDROOMS
- STUNNING OPEN PLAN LIVING KITCHEN
- CATCHMENT FOR MOORFIELD PRIMARY SCHOOL AND HAZEL GROVE HIGH SCHOOL
- OFF ROAD PARKING
- EPC - B





### The Grounds and Gardens

To the front of the property there is a driveway providing off road parking and to the rear of the property there is an enclosed landscaped garden mainly laid to lawn (with artificial grass, composite decked terrace, Indian stone patio and raised planted borders).

### The Location

The property is situated in an extremely popular residential location close to the centres of Bramhall and Hazel Grove, local amenities, excellent transport links and with the school catchment area for Moorfield Primary school and Hazel Grove High school. Hazel Grove is a suburb in the Metropolitan Borough of Stockport, Greater Manchester, England, close to the Peak District national park. Hazel Grove train station provides excellent links to Manchester with is located approximately 8 miles away.

### Important Information

Heating - Gas central heating (radiators)  
Mains - Gas, electric, water and drains  
Property Construction- Brick built with tiled roof  
Flood Risk - High (Surface water), Very Low Risk (sea and rivers)\*\*  
Water Meter- Yes  
Leasehold 989 years remaining  
Broadband providers - Openreach- FTTP (Fibre to the Premises).  
You may also be able to obtain broadband service from these  
Fixed Wireless Access providers covering your area for EE & Three\*  
Mobile providers- Mobile coverage at the property available with all main providers (indoor & outdoor - limited with Three indoor).

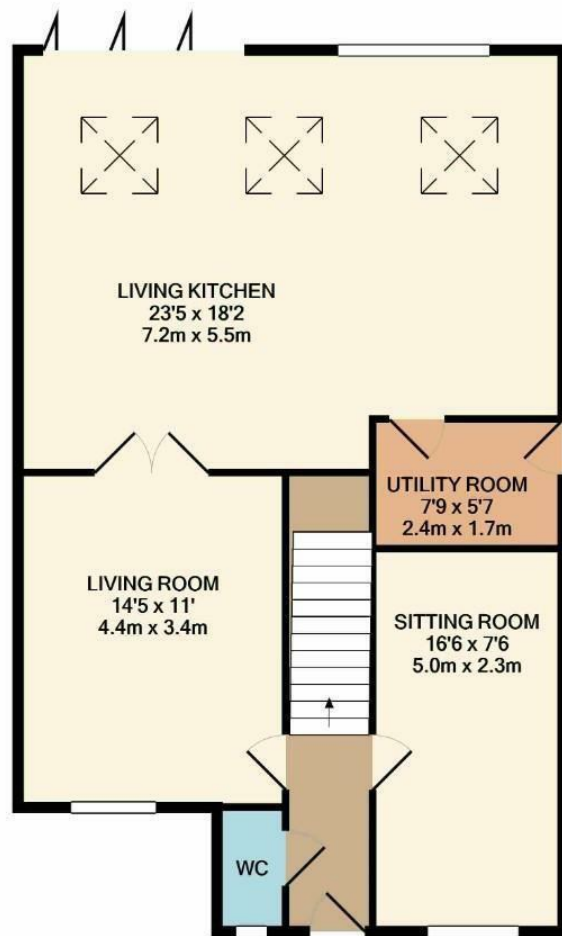
Postcode: **SK7 5EJ**

What 3 Words: **kept.solve.olive**

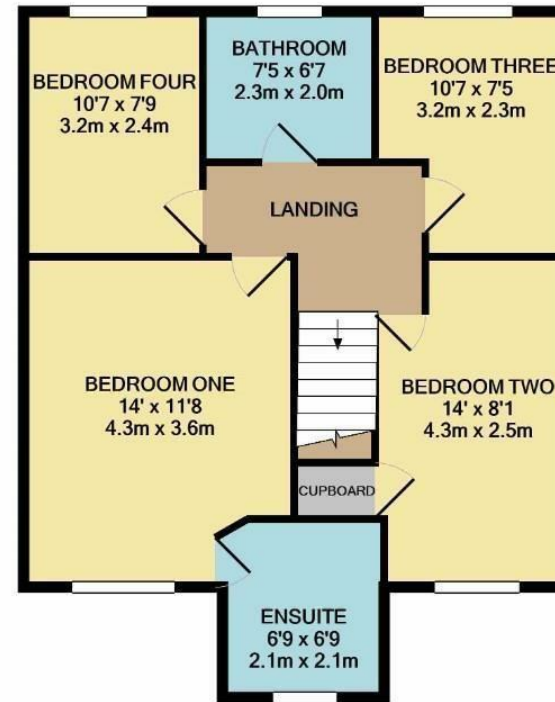
Council Tax Band: **F**

EPC Rating: **B**

Tenure: **Leasehold**



GROUND FLOOR  
APPROX. FLOOR  
AREA 844 SQ.FT.  
(78.4 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 614 SQ.FT.  
(57.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 1458 SQ.FT. (135.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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