

33 Elton Drive

Hazel Grove, Stockport, SK7 6EP



mosley jarman



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Offers Over £450,000

A beautifully presented and generously proportioned three-bedroom link-detached family home, ideally situated within one of the area's most desirable residential locations. The property has been thoughtfully maintained and benefits from UPVC double glazing, gas-fired central heating, ample off-road parking, a landscaped rear garden and an attached garage. Perfectly tailored for modern family living, the home also enjoys the advantage of being within the catchment area for the highly regarded Norbury Hall Primary School and Hazel Grove High School. In addition, the property is being sold with NO ONWARDS CHAIN

The accommodation comprises; a welcoming porch leading into the entrance hallway, complete with a convenient downstairs WC. The heart of the home is the impressive dining kitchen, fitted with a comprehensive range of stylish matching wall and base units, a large breakfast island and integrated appliances. This space has been designed with both everyday family life and entertaining in mind. From here, access is gained to a lean-to extension, currently utilised as a practical utility area. To the rear, the bright and inviting living room features a gas fire and sliding doors that open directly onto the landscaped garden, creating a seamless indoor-outdoor connection.

To the first floor, a light-filled landing leads to three generously sized double bedrooms, each offering plenty of space and versatility. Completing the accommodation is a modern family bathroom, fitted with a walk-in shower, heated towel rail, and high-quality sanitaryware.

- A beautifully presented and spacious link-detached family home
- UPVC double glazing and gas-fired central heating
- Off road parking for several cars
- School catchment area for the highly regarded Norbury Hall Primary School and Hazel Grove High School
- Downstairs wc and utility area
- Three double bedrooms
- Stunning dining kitchen and stylish family bathroom
- Attached garage for secure storage/parking and electric car charging port
- Westly facing landscaped rear garden
- NO ONWARDS CHAIN



The Grounds and Gardens

To the front of the property, there is a spacious paved driveway offering ample off-road parking for multiple vehicles, complemented by a neat and low-maintenance front garden. To the rear, the property boasts a private, westerly-facing garden that has been thoughtfully and beautifully landscaped. Designed to make the most of the afternoon and evening sun, this outdoor space features a lawn, planting areas, and seating spaces, creating an ideal setting for relaxation, entertaining, or simply enjoying the tranquil surroundings.

The Location

Hazel Grove is a very popular residential location which boasts from a wide range of local amenities, including shops, cafes, and parks, making it a convenient and welcoming place to live. Families are particularly drawn to the area due to its proximity to excellent schools and safe, family-friendly environment. In addition to its suburban charm, Hazel Grove offers excellent transport connectivity, with major link roads such as the A6 and M60 providing easy access to nearby 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- FTTP (Fibre to Premises).

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 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 6EP**

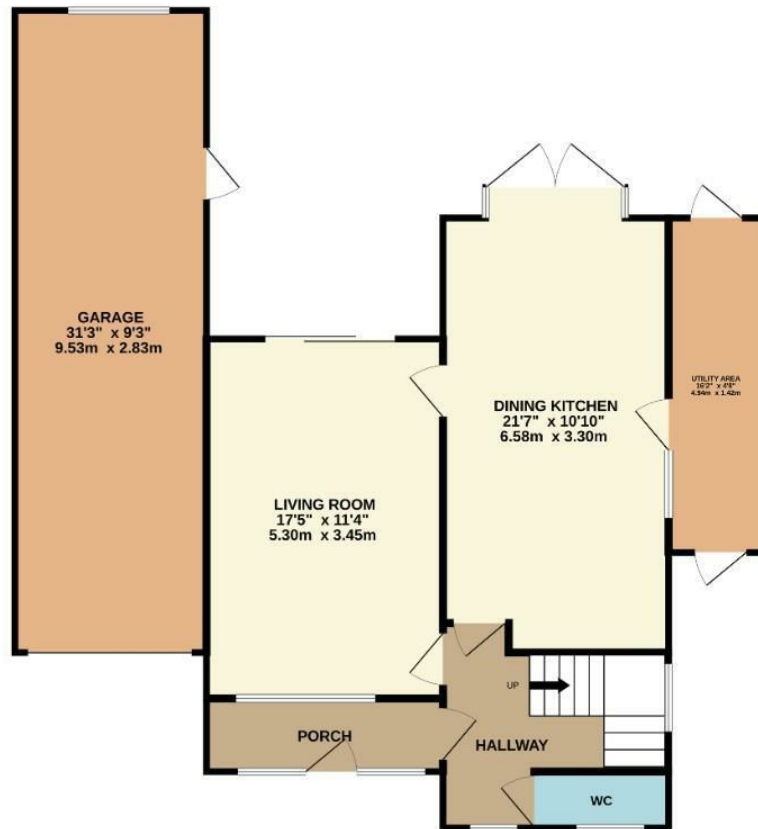
What 3 Words: **dance.townhouse.trij**

Council Tax Band: **D**

EPC Rating: **D**

Tenure: **Leasehold**

GROUND FLOOR
936 sq.ft. (87.0 sq.m.) approx.



1ST FLOOR
544 sq.ft. (50.5 sq.m.) approx.



TOTAL FLOOR AREA : 1480 sq.ft. (137.5 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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