

1 Clifton Walk

Hazel Grove, Cheshire, SK7 5QL



mosley jarman



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£160,000

A well presented one double bedroom ground floor apartment which forms part of the popular and conveniently located 'New House Farm' estate. The property overlooks a communal green to the front and benefits from double-glazing, gas central heating, brand new carpets and freshly decorated throughout, this is a fabulous example of this style of property. The accommodation briefly comprises; private entrance vestibule, attractive living room with windows to the front and side so providing a light and airy room. There is a modern fitted contemporary kitchen with new tiled flooring (integrated oven and hob, plus a free standing fridge-freezer). An inner hallway has a valuable built-in storage cupboard and gives access to a double bedroom overlooking the rear garden and a modern bathroom with white suite (shower unit over the bath with shower screen) and the same tiled floor as in the kitchen. NO CHAIN.



- A well-presented one double bedroom ground floor apartment
- Overlooks a communal green to the front
- Brand new carpets and freshly decorated throughout
- South facing garden
- NO CHAIN
- Situated on the popular and conveniently located New House Farm estate
- Double-glazing and gas central heating
- Modern kitchen and bathroom
- Garage and parking



The Grounds and Gardens

To the front of the property is a communal green, while the rear features a private garden with both a patio and a lawned area.

The Location

Hazel Grove is a highly sought-after residential area, offering a wealth of local amenities, including a variety of shops, cafes, and parks, creating a convenient and welcoming atmosphere. The area is particularly appealing to families, thanks to its excellent schools and safe, family-oriented environment. Alongside its suburban charm, Hazel Grove boasts outstanding transport links, with major routes such as the A6 and M60 ensuring easy access to surrounding towns and Manchester city centre.

Important Information

Heating - Gas fired central heating

Mains - Gas, electric, waters and drains

Property Construction- Brick built.

Flood Risk - Low Risk (Surface water). Very Low Risk (sea and rivers)**

Water Meter- Yes

Leasehold- 952 years remaining - Ground rent : peppercorn ground Rent

Broadband providers - Openreach- FTTC (Fibre to the Cabinet Broadband). You may also be able to obtain broadband service from these Fixed Wireless Access providers covering your area for Virgin Media and Open-reach.

Mobile providers- Mobile coverage at the property available with all main providers*.

**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 5QL**

What 3 Words: **rents.cheer.reply**

Council Tax Band: **B**

EPC Rating: **C**

Tenure: **Leasehold**

GROUND FLOOR
451 sq.ft. (41.9 sq.m.) approx.



TOTAL FLOOR AREA: 451 sq.ft. (41.9 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.
Made with Metropix 6/2025

226 Moss Lane, Bramhall, Cheshire, SK7 1BD

Email: bramhall@mosleyjarman.co.uk

T: 0161 439 5658
www.mosleyjarman.co.uk

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