

Claremont Birch Drive

Hazel Grove, Stockport, SK7 5AT



mosley jarman



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£495,000

A stunningly presented and thoughtfully extended period home on the exclusive Birch Drive, a quiet cul de sac with just a handful of properties tucked away off Bramhall Moor Lane. Enjoying a beautiful open plan kitchen/ dining/ living space at the rear in addition to a further large lounge, this deceptive home offers extensive accommodation over 4 floors with both cellars and a loft conversion, with a well balanced 4 double bedroom, 2 bathroom layout.

Comprises a spacious L-shaped entrance hallway with access to a useful downstairs WC, the bay fronted lounge with a feature a multi-fuel burner and to the rear the stunning extended open plan kitchen/ dining/ living space. The kitchen area is fitted with a most attractive range of floor and wall units with quartz worktops and incorporating a large breakfast bar. The living/ dining area is flooded with light through 3 skylight windows and a large set of bi-folding doors open to the rear garden.

On the first floor the landing leads to 3 double bedrooms and the family bathroom, whilst a turning staircase leads up to the loft conversion bedroom which has 2 skylight windows, access to eaves storage and a shower room/ WC en-suite.

At basement level there are 4 full height chambers offering scope for formal conversion if desired.



- A superbly presented semi-detached four bedroom family home
- UPVC double glazing and off road parking
- Stunning open plan living kitchen
- Close to local shops and amenities
- High quality fittings throughout
- Accommodation over four floors
- Gas fired central heating
- Cul de sac location
- Landscaped rear garden



Ground and Gardens

To the front is a paved driveway providing off road parking for several cars and access down the side leading to the rear garden. Boasting a raised paved terraced adjacent to the rear of the house which steps down to the lawn, the rear garden is a great size with a further patio area towards the rear. A neat fence and gateway hide away a large detached 'storage' garage with an up and over door, power and lighting.

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

Water Meter- yes

Freehold

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

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 5AT**

What 3 Words: **label.safe.forces**

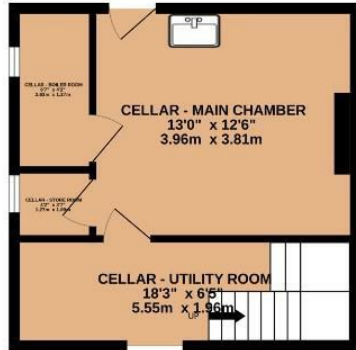
Council Tax Band: **C**

EPC Rating: **C**

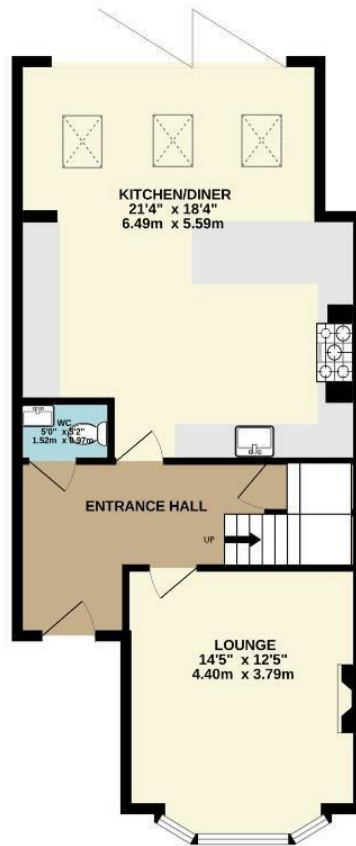
Tenure: **tbc**

Freehold

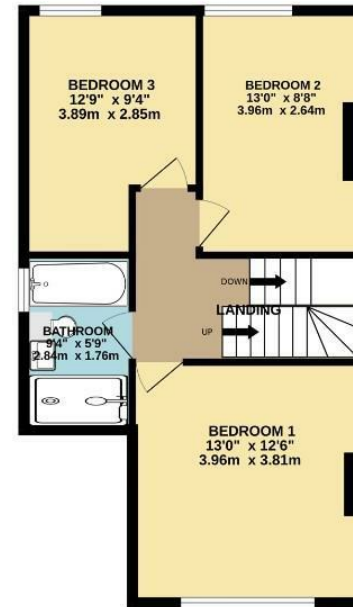
BASEMENT
324 sq.ft. (30.1 sq.m.) approx.



GROUND FLOOR
660 sq.ft. (61.3 sq.m.) approx.



1ST FLOOR
515 sq.ft. (47.8 sq.m.) approx.



2ND FLOOR
418 sq.ft. (38.8 sq.m.) approx.



TOTAL FLOOR AREA : 1917 sq.ft. (178.1 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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