

19 Edale Close

Hazel Grove, Stockport, SK7 6JZ



*mosley jarman*





## 19 Edale Close, Hazel Grove, Stockport, SK7 6JZ

**Offers Over £400,000**

An immaculately presented, stylish and extended three-bedroom semi-detached family home, occupying a generous corner plot at the end of a quiet cul-de-sac. The property has been fully renovated by the current owners and is turn key ready!

The property benefits from a new roof (fitted three years ago), UPVC double glazing, gas central heating, off-road parking and a detached garage. It is ideally positioned within a sought-after residential area, falling into the catchment for both Norbury Hall Primary School and Hazel Grove High School.

The accommodation comprises: a porch, welcoming entrance hallway with downstairs WC, a bright living room with bespoke fitted storage and shutters, and a stunning open-plan dining kitchen complete with Quartz worktops, breakfast bar, matching wall and base units, further bespoke storage and bi-fold doors opening onto the rear garden.

To the first floor, a spacious and light-filled landing (with access to a fully boarded loft with lighting and power) leads to three well-proportioned bedrooms, including a master with bay window and fitted wardrobes, and a contemporary family bathroom.

- An immaculately presented, stylish, and extended semi-detached family home
- Occupying a generous corner plot at the end of a quiet cul-de-sac
- Fully renovated by the current owners and turn-key ready
- Bi-fold doors opening directly onto the rear garden
- Spacious driveway providing off-road parking for multiple vehicles
- Three well-proportioned bedrooms
- Gas fired central heating and UPVC double glazing
- Stunning dining kitchen with Quartz worktops and fitted appliances
- Landscaped South facing garden with patio areas
- Within catchment for Norbury Hall Primary School and Hazel Grove High School





### The Grounds and gardens

The property is situated at the end of a quiet cul-de-sac and benefits from a generous driveway providing off-road parking for several vehicles. There is also side access to the garden via a gate, as well as access to the garage. To the rear, the home enjoys a south-facing garden that is mainly laid to lawn, complemented by a patio area, planted borders, mature hedges, and a dedicated play space. This well-designed garden is ideal for both family living and entertaining.

### 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- FTTC (Fibre to cabinet) / FTTP (Fibre to the premises - building in this area now)

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 6JZ**

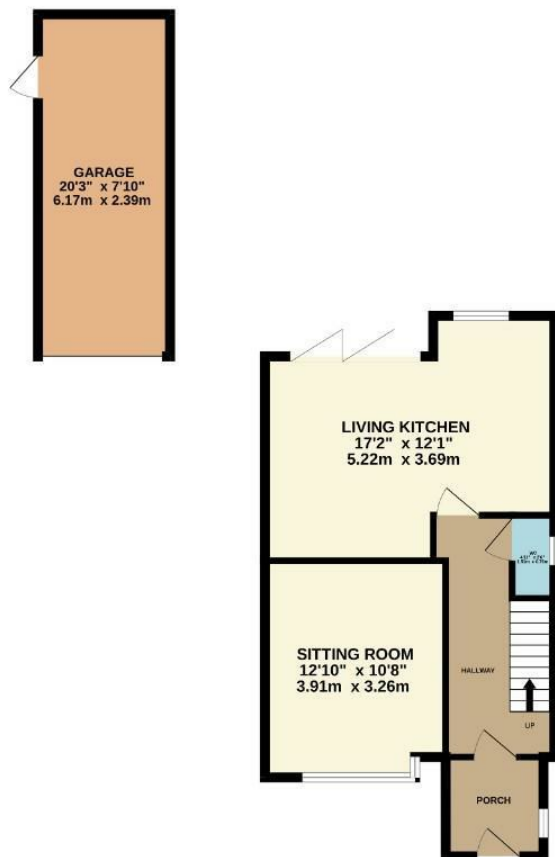
What 3 Words: **speaking.catchers.bl**

Council Tax Band: **C**

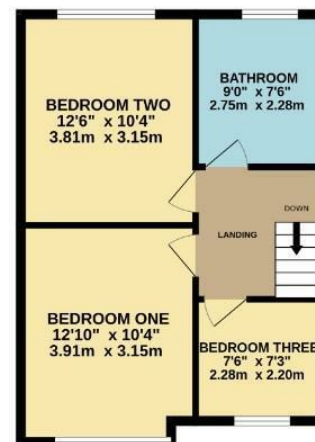
EPC Rating: **D**

Tenure: **Freehold**

GROUND FLOOR  
627 sq.ft. (58.2 sq.m.) approx.



1ST FLOOR  
440 sq.ft. (40.9 sq.m.) approx.



TOTAL FLOOR AREA: 1067 sq.ft. (99.2 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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