

36 Edale Close

Hazel Grove, Stockport, SK7 6JZ



mosley jarman



**36 Edale Close, Hazel Grove,
Stockport, SK7 6JZ**

Guide Price £375,000

A superbly presented and stylish three-bedroom semi-detached family home, tucked away in a quiet cul-de-sac within a highly desirable residential area. Ideally suited to families, the property falls within the catchment for both Norbury Hall Primary School and Hazel Grove High School. The home has been tastefully refurbished throughout and finished to an excellent standard, offering accommodation ready to move straight into. Upon entering, you are welcomed by an entrance hallway with useful under-stairs storage. The living room sits to the front of the property and features a charming fireplace as its focal point. To the rear, the open-plan dining kitchen has been thoughtfully designed with a comprehensive range of fitted units and integrated appliances, complemented by ample space for a dining. French doors lead directly out to the garden, creating a natural flow between indoor and outdoor living. There is also additional space available for freestanding appliances. Upstairs, there are three generously proportioned bedrooms, each presented to a high standard, along with a modern family bathroom. The bathroom is fitted with a bath, a walk-in dual-headed shower, a contemporary vanity sink unit with storage, and a WC.



- A superbly presented and stylish semi-detached family home
- Situated in a cul-de-sac within a highly desirable residential area
- Refurbished throughout and finished to an excellent standard
- UPVC double glazing and off road parking for several cars
- Private garden
- Three well-proportioned bedrooms
- Within catchment for Norbury Hall Primary School and Hazel Grove High School
- Stunning open plan dining kitchen with direct access to the rear garden
- Detached garage
- Complete chain agreed



The Grounds and Gardens

To the front of the property, there is a generous garden with a mature, tree-lined boundary providing an attractive outlook from the road. A driveway extends along the side of the house, complete with gated access to the rear. The rear garden enjoys a high degree of privacy, with a detached garage, a mix of lawn and stone areas, and a beautifully secluded tree-lined aspect.

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.

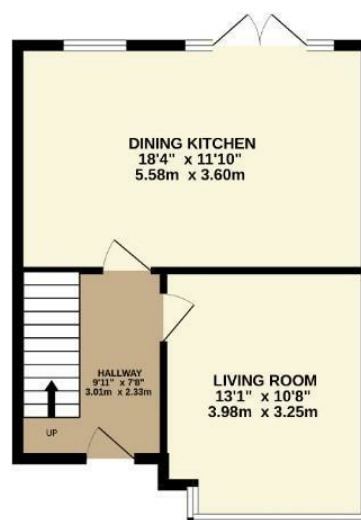
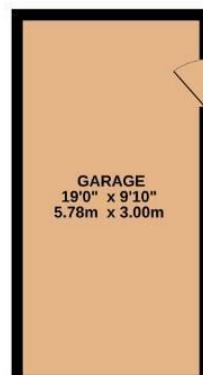
Important Information

Heating - Gas central heating (radiators)

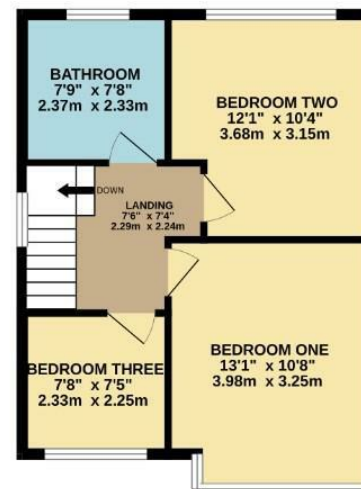
Mains - Gas, Electric, waters and drains
Property Construction- Brick built with tiled roof
Flood Risk - Very Low Risk (Surface water), Very Low Risk (sea and rivers)**
Water Meter - Yes
Freehold
Broadband providers - Openreach- FTTC (Fibre to cabinet). FFTP (Fibre to the premises - building in this 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: **hoops.importing.barc**
Council Tax Band: **C**
EPC Rating: **tbc**
Tenure: **Freehold**

GROUND FLOOR
615 sq.ft. (57.1 sq.m.) approx.



1ST FLOOR
438 sq.ft. (40.7 sq.m.) approx.



TOTAL FLOOR AREA : 1053 sq.ft. (97.8 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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226 Moss Lane, Bramhall, Cheshire, SK7 1BD

Email: bramhall@mosleyjarman.co.uk

T: 0161 439 5658

www.mosleyjarman.co.uk

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