

9 Cotswold Avenue

Hazel Grove, Stockport, SK7 5HJ



mosley jarman



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£650,000

An exceptionally well-presented and generously proportioned four-bedroom, two-bathroom detached family home, set on a substantial plot in a highly desirable residential location. Perfectly positioned between Hazel Grove, Bramhall, and the scenic Bramhall Park, this property offers an ideal blend of space, comfort, and convenience.

The home features modern UPVC double glazing, gas-fired central heating, and ample off-road parking for multiple vehicles—making it a fantastic choice for families or those who enjoy entertaining.

The accommodation comprises: a welcoming porch, entrance hallway with downstairs WC, a bright dual-aspect living room featuring an inglenook fireplace and contemporary electric fire, and a spacious kitchen equipped with quartz worktops, matching wall and base units, an island with built-in wine cooler, and French doors opening to the rear garden. There is also a versatile family room, ideal for entertaining or multifunctional use, and a utility room with plumbing.

Upstairs, the landing leads to four well-proportioned bedrooms, including a master bedroom with a stylish en-suite shower room, along with a modern family bathroom.



- An Immaculately presented and spacious detached family home
- Two bathrooms (one en-suite)
- Offers a superb balance of space, modern comfort, and functionality
- Excellent access to local amenities, schools, and transport links
- Utility Room
- Four bedrooms
- Situated on a generous plot in a highly desirable residential location
- Perfectly positioned between Hazel Grove, Bramhall, and Bramhall Park
- Ample off-road parking for multiple vehicles on the private driveway



The Grounds and Gardens

At the front of the property, a spacious driveway offers off-road parking for several vehicles, making it highly practical for family living or entertaining guests. To the rear, you'll find a private, fully enclosed garden—ideal for both relaxation. The outdoor space is mainly laid to lawn, providing a versatile area suitable for children to play or for family gatherings. A paved patio sits conveniently just outside the kitchen doors, offering the perfect setting for alfresco dining or summer barbecues. The garden is further enhanced by a selection of mature shrubs and well-established bushes, adding natural charm and year-round greenery.

The Location

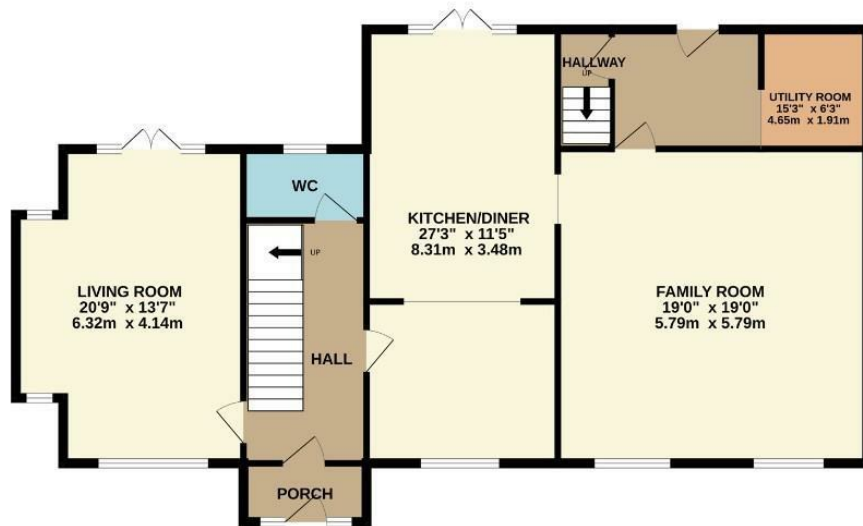
The property is situated in an extremely popular residential location close to the centres of Bramhall and Hazel Grove, local amenities, excellent transport links and with the school catchment area for Moorfield Primary school and Hazel Grove High school. Hazel Grove is a suburb in the Metropolitan Borough 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

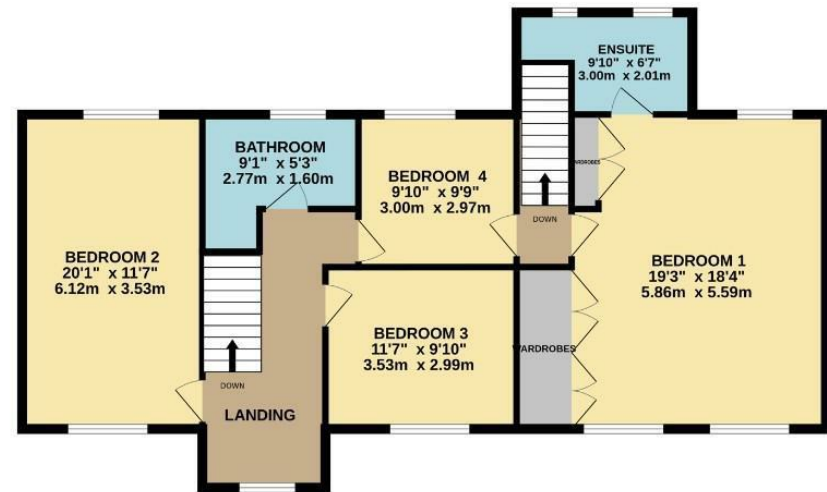
Heating - Gas central heating (radiators)
Mains - Gas, electric, water and drains
Property Construction- Brick built with tiled roof
Flood Risk - Very Low Risk (Surface water), Very Low Risk (sea and rivers)**
Water Meter- Yes
Leasehold
Broadband providers - Openreach- FTTC (Fibre to the Cabinet). You may also be able to obtain broadband service from these Fixed Wireless Access providers covering your area for Virgin Media, EE & Three*
Mobile providers- Mobile coverage at the property available with all main providers.

Postcode: **SK7 5HJ**
What 3 Words: **expect.found.ozone**
Council Tax Band: **F**
EPC Rating: **C**
Tenure: **Leasehold**

GROUND FLOOR
1173 sq.ft. (109.0 sq.m.) approx.



1ST FLOOR
992 sq.ft. (92.2 sq.m.) approx.



TOTAL FLOOR AREA : 2165 sq.ft. (201.1 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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