

4 Dean Moor Road
Hazel Grove, Stockport, SK7 5LL



mosley jarman



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Offers Over £530,000

A beautifully presented and tastefully renovated four-bedroom detached home, positioned on a private road at the end of a quiet cul-de-sac, on the borders of Bramhall and Hazel Grove.

The property has been fully refurbished throughout, including a brand new central heating system and a complete electrical upgrade, creating a high-quality home ready to move straight into.

Internally, the house is filled with natural light and has been thoughtfully designed and finished, with a calm, bright and cohesive feel throughout. The welcoming entrance hall includes a downstairs WC and understairs storage, while a separate study or playroom provides flexible space for modern family living or working from home.

The main living room is bright and inviting, and the kitchen and dining area form the heart of the home - a well-designed space ideal for both everyday living and entertaining. The adjoining conservatory adds further light-filled living space with direct access to the garden.

To the first floor, the landing provides access to four well-proportioned double bedrooms, a storage closet, and a modern family bathroom, all finished to a consistent and considered standard.



- An extremely well-presented and refurbished detached family home
- Ideally positioned close to Bramhall Park
- UPVC double glazing and gas-fired central heating
- Off road parking and detached garage
- Four bedrooms
- School catchment area for Moorfield Primary School and Hazel Grove High School
- Stylish kitchen and family bathroom
- No chain



The Grounds and Gardens

To the front of the property, there is off-road parking for several cars and a detached garage, ideal for storage or additional parking space. Positioned on a generous corner plot, the property also enjoys a large patio area, a well-maintained lawn, and convenient access to the detached garage from the garden.

The Location

Bramhall is an attractive, leafy and affluent village with a population of around 25,500, situated 11 miles to the south of Manchester. A suburb that has emerged on a 'rich list' as 4th most expensive in house prices around Greater Manchester. Bramhall has a strong village community spirit (voted 'least lonely' and the 'friendliest' place to live in Britain), playing host to a Summer Festival, Light Up Bramhall winter festival and numerous community-centred events. Bramhall plays host to many restaurants, bars and coffee shops. Restaurants are joined by drink and dine venues to create a vibrant nightlife for a modest village. At the more relaxed end of the spectrum lie quality coffee shops. Bramhall is the area's most famous landmark, one of England's greatest 14th century manors. Centre piece to Bramall Hall Park, it is set in 70 acre grounds of parkland, woods, lakes, and gardens, playing host to its own 5K Run. Ladybrook (Happy) Valley, an ancient wooded river and nature reserve provides another 17 hectares of peaceful walks and recreational space. Enjoy sports at Bramall Park Golf Club, Bramhall Golf Club, Bramhall Lane Lawn Tennis Club, Bramall Park Lawn Tennis

Club and Stockport Hockey Club and keep fit at Total Fitness or David Lloyd. Manchester International Airport is just 6 miles away, Bramhall Railway Station is on the main line from Manchester to London via Macclesfield and Stoke on Trent, with local trains bound for Manchester Piccadilly also stopping at Bramhall and it's just 23 minutes into the city centre. Bramhall is easily accessible via M60 and M6 motorways and local buses are plentiful.

Important Information

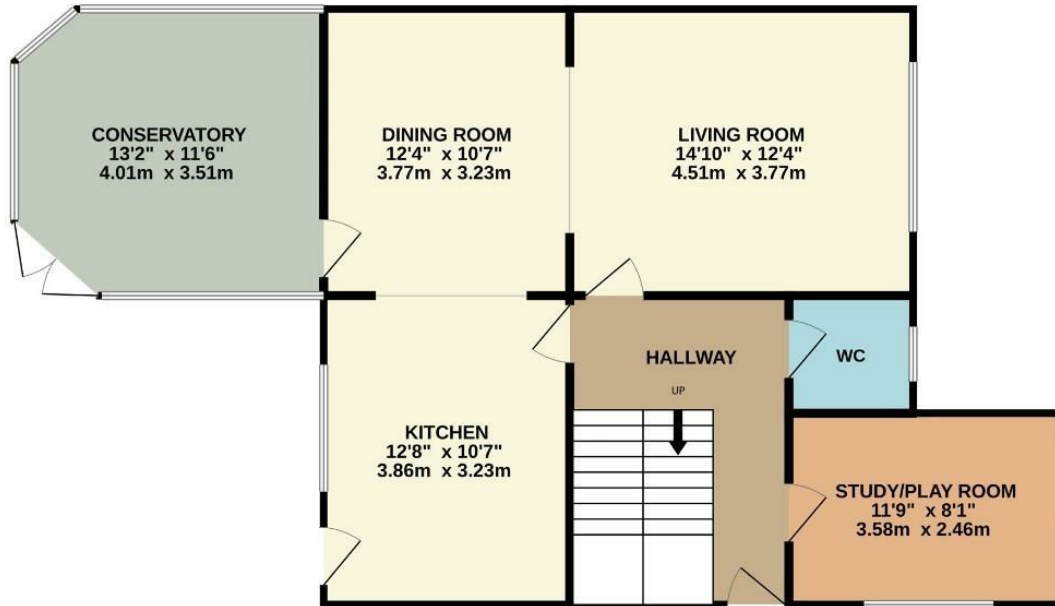
Heating - Gas fired central heating
 Mains - Gas, Electric, waters and drains
 Property Construction - Brick built with tiled roof
 Flood Risk - Very Low Risk (Surface water), Very Low Risk (sea and rivers)
 Water Meter - tbc
 Freehold
 Broadband providers - Openreach- FTTP (Fibre to Premises). You may also be able to obtain broadband service from these Fixed Wireless Access providers covering your area for EE & Three
 Mobile providers- Mobile coverage at the property available with all main providers. (Some limited indoor and outdoor 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.

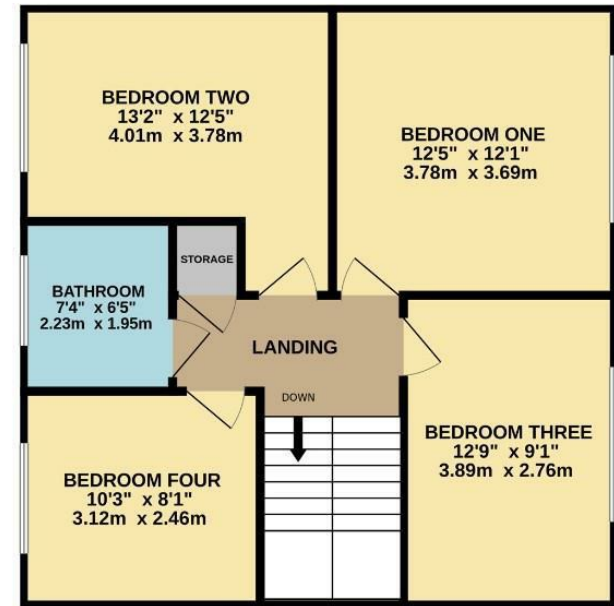
**Information provided by GOV.UK

Postcode: **SK7 5LL**
 What 3 Words: **gift.prove.sport**
 Council Tax Band: **E**
 EPC Rating: **C**
 Tenure: **tbc**
Freehold

GROUND FLOOR
863 sq.ft. (80.1 sq.m.) approx.



1ST FLOOR
653 sq.ft. (60.7 sq.m.) approx.



TOTAL FLOOR AREA : 1516 sq.ft. (140.8 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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