

188 Bramhall Moor

Hazel Grove, Stockport, SK7 5BE



mosley jarman





188 Bramhall Moor Lane, Hazel Grove, Stockport, SK7 5BE

£650,000

A superbly presented and extended four double bedroom, two bathroom 3 reception detached family home situated on a large plot in a popular residential location on the border of Bramhall and Hazel Grove, it still offers wonderful scope for further development if desired, and is location on a very desirable road within easy reach of Bramhall Park and Happy Valley.

Internally the accommodation is spacious and well-proportioned and includes; a porch, hallway with under stairs storage, downstairs WC, a superb dining kitchen (with matching wall and base units, underfloor heating, Velux roof windows, a range of integrated kitchen appliances and space for an American fridge/freezer), living room (with gas fire and double doors to the study and dining room), dining room, study (with French doors to the garden) and sitting room (with bi-folding doors to the garden).

On the first floor is a landing (with access to the loft via a pull down ladder and dressing area complete with a fantastic range of fitted wardrobes), master bedroom (with storage cupboard and ensuite shower room), three further double bedrooms (all with fitted wardrobes) and a spacious family bathroom (with underfloor heating, vanity sink unit, large walk in shower with deluge shower head, heated towel rail, bath and tiled walls and floor).

- SUBSTANTIAL DETACHED FAMILY HOME
- KITCHEN/ DINER
- DOWNSTAIRS WC
- WELL ESTABLISHED REAR GARDEN
- FOUR BEDROOMS AND TWO BATHROOMS
- THREE RECEPTION ROOMS + STUDY
- LARGE DRIVEWAY AND INTEGRATED GARAGE
- LOTS OF FURTHER POTENTIAL IF DESIRED





Grounds and Gardens

The property benefits from and particularly large driveway and garden frontage with off road parking for several cars and access to the integral garage (with electric door, light, power and a utility area). To the rear is a generous and well-established garden with a large raised deck adjacent to the rear of the house stepping down to a shaped lawn with mature borders filled with plants and shrubs.

Location

Hazel Grove is a highly sought-after residential area, offering a wealth of local amenities, including a variety of shops, cafes, and parks, creating a convenient and welcoming atmosphere. The area is particularly appealing to families, thanks to its excellent schools and safe, family-oriented environment. Alongside its suburban charm, Hazel Grove boasts outstanding transport links, with major routes such as the A6 and M60 ensuring easy access to surrounding towns and Manchester city centre.

Important Information

Heating - Gas central heating (radiators) and some electric underfloor 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 - No

Freehold

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

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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.

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Postcode: **SK7 5BE**

What 3 Words: **coats.grid.bars**

Council Tax Band: **E**

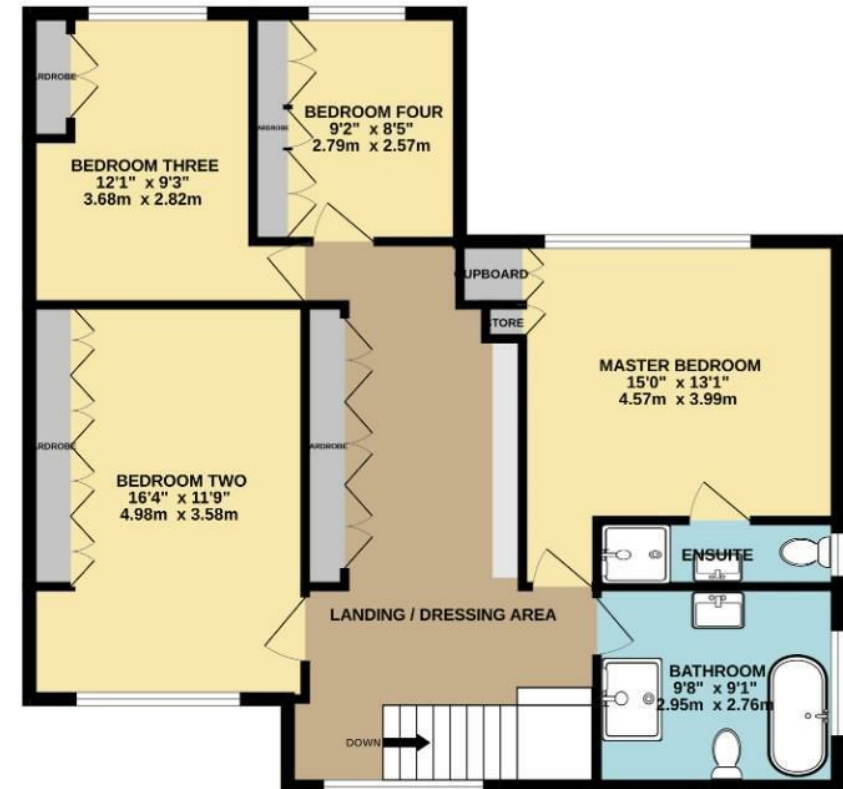
EPC Rating: **D**

Tenure: **Freehold**

GROUND FLOOR
1081 sq.ft. (100.4 sq.m.) approx.



1ST FLOOR
886 sq.ft. (82.3 sq.m.) approx.



TOTAL FLOOR AREA : 1967 sq.ft. (182.7 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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