

13 Wensley Drive

Hazel Grove, Stockport, SK7 6EW



mosley jarman



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£495,000

Discover this beautifully maintained three/four-bedroom, two-bathroom (one en-suite) detached residence nestled in a serene cul-de-sac just off Chester Road. Enjoy convenient access to The Ladybrook Valley and the vibrant villages of Poynton, Hazel Grove, and Bramhall, all just a short drive away. Additional amenities include double glazing, gas-fired central heating powered by a Vaillant combination boiler, and a security alarm system for peace of mind. Inside, you'll find an inviting entrance hall, a downstairs WC, and a dining room. The spacious lounge, complete with an electric fire and a charming stone fireplace. Double-glazed French doors open to the rear garden. The contemporary dining kitchen has been re-fitted with high-gloss white units and Quartz work surfaces. The kitchen island accommodates bar stools and comes fully equipped with Neff integrated appliances, including a fridge, freezer, electric oven, microwave, ceramic hob, extractor, and dishwasher. Additional features include glass splashbacks, recessed ceiling downlighting, and a useful side porch with modern fitted storage cupboards. Upstairs, the landing features a stylish glass balustrade and oak handrail, with access to a spacious main bedroom complete with fitted wardrobes and matching dressing table and bedside tables. The en-suite shower room is fully tiled and fitted with modern sanitary ware and a glass shower enclosure. Two additional bedrooms, both with dual-aspect windows, and a main bathroom with contemporary fixtures, a glass shower screen, and Mira shower fittings over the bath complete the first floor. No seller chain involved.



- Beautifully maintained detached home
- Block paved driveway, car port and integral garage
- Contemporary styled re-fitted dining kitchen (with island and integrated Neff appliances)
- No seller chain
- Council Tax Band – E
- Three/four bedrooms and two bathrooms (one en-suite)
- Spacious living room
- Beautifully kept established gardens with excellent privacy to the rear
- EPC rating – C
- Freehold



The Grounds and Gardens

The property features a block-paved driveway providing ample off-road parking, leading to both a carport and an integral garage equipped with an electric door. The well-kept gardens, both front and rear, enhance the home's appeal. The private rear garden is primarily laid to lawn and boasts a spacious stone-paved patio, surrounded by mature hedges and flowering shrubs, perfect for outdoor relaxation.

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 - planned between Oct 24 and Dec 2026)

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 6EW**

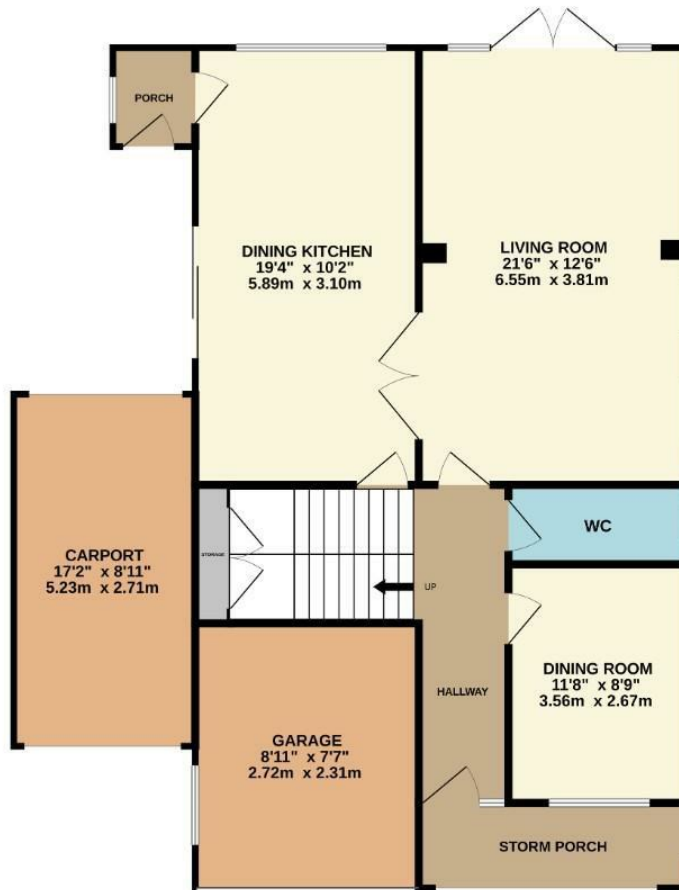
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Council Tax Band: **E**

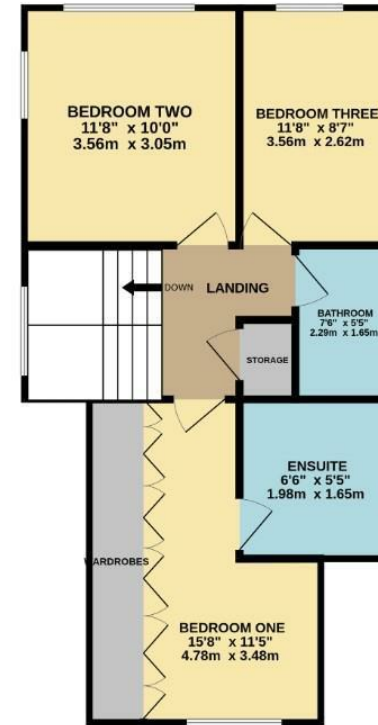
EPC Rating: **C**

Tenure: **Freehold**

GROUND FLOOR
1159 sq.ft. (107.7 sq.m.) approx.



1ST FLOOR
555 sq.ft. (51.5 sq.m.) approx.



TOTAL FLOOR AREA : 1714 sq.ft. (159.2 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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