

70 Warwick Drive

Hazel Grove, Stockport, SK7 5LH



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**70 Warwick Drive, Hazel Grove,
Stockport, SK7 5LH**

Offers Over £325,000

Video Tour available- A beautifully presented and updated three-bedroom semi-detached family home is situated in a highly sought-after residential area, offering convenience and comfort. Located close to local amenities, Hazel Grove train station, and within the catchment area for Moorfield Primary School and Hazel Grove High School, this property is perfect for families. It boasts off-road parking, landscaped gardens, modern UPVC double glazing, and energy-efficient gas-fired central heating powered by a combination boiler. The accommodation features a welcoming entrance hallway with under-stairs storage, a living room with a media wall that opens into a dining room with direct access to the garden, and a stylishly refitted kitchen equipped with matching wall and base units and integrated/ space for appliances. Upstairs, the first-floor landing provides loft access and leads to three well-proportioned bedrooms, one of which includes fitted storage. The contemporary refitted family bathroom is a standout feature, complete with a matching three-piece suite, a rainwater shower head, a heated towel rail, and fully tiled walls and flooring. This home combines modern design with practical living spaces, making it an excellent choice for families seeking a move-in-ready property in a prime location.

- Superbly presented three-bedroom semi-detached family home
- School catchment area for Moorfield Primary School
- Off road parking
- Stylish Kitchen
- Hugely popular residential location
- School catchment area for Hazel Grove High School
- Landscaped gardens
- Contemporary family bathroom



The Grounds & Gardens

At the front of the property, there is a recently installed resin driveway offering off-road parking, complemented by a lawned front garden. The rear of the house features a beautifully landscaped garden, which includes a well-maintained lawn, a patio area, and a charming pergola, providing an inviting outdoor space for relaxation and entertainment.

The 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.

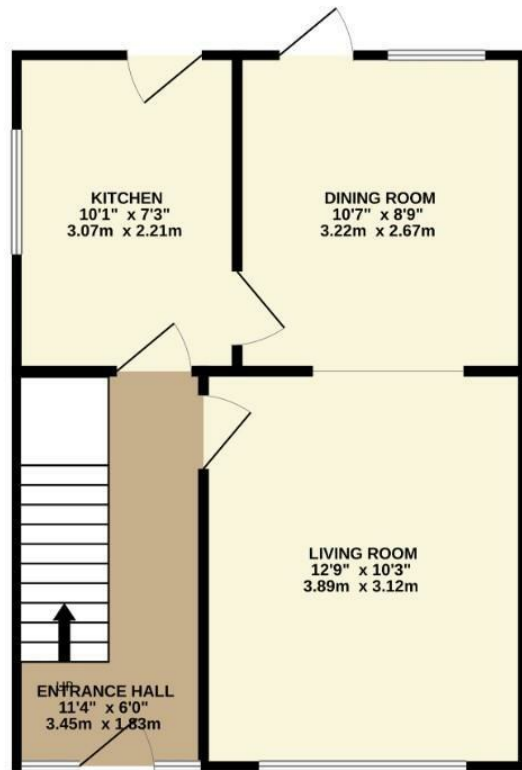
Important Information

Heating - Gas central heating (radiators)

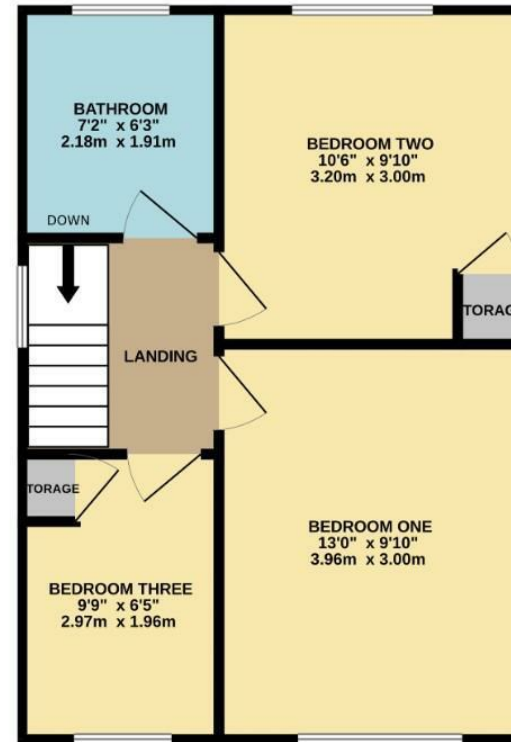
Mains - Gas, Electric, waters and drains
Property Construction- Brick built with tiled roof
Flood Risk - Low Risk (Surface water), Very Low Risk (sea and rivers)**
Water Meter -Present at Property.
Freehold- Subject to a perpetual yearly rent charge of £10.
Broadband providers - Openreach- FTTP (Fibre to Premises).
You may also be able to obtain broadband service from these Fixed Wireless Access providers covering your area for 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 5LH**
What 3 Words: **begins.flip.neon**
Council Tax Band: **C**
EPC Rating: **C**
Tenure: **Freehold**

GROUND FLOOR
401 sq.ft. (37.3 sq.m.) approx.



1ST FLOOR
406 sq.ft. (37.7 sq.m.) approx.



TOTAL FLOOR AREA : 807 sq.ft. (75.0 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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