



130a, Bramhall Moor Lane, Hazel Grove,  
Stockport SK7 5AU

Individually designed and NEWLY BUILT three storey, four (double) bed, two bath detached on this popular thoroughfare; situated close to Stepping Hill Hospital and business parks.

Guide Price: £525,000



## SUMMARY:

Individually designed and **NEWLY BUILT (2022)** four (double) bed, two bath detached over three storeys on this popular thoroughfare; situated close to Stepping Hill Hospital and business parks. Convenient for schools, Hazel Grove railway station and SEMMMS link road. GFCH including underfloor heating to ground floor, double glazing, CWI and alarm. Briefly comprises, to the ground floor, porch, hall, cloakroom/wc and utility, sitting room, fabulous living dining kitchen with integrated appliances and bi-fold doors to the rear garden. To the first floor, landing, three bedrooms and bathroom/wc with shower. To the second floor, bedroom with en-suite shower room/wc. The well enclosed rear garden enjoys a south-westerly aspect. A tarmac, double-width hardstanding lies to the front.

## GROUND FLOOR

### PORCH

Brick pillared porch with tiled floor and ceiling downlighters.

### ENTRANCE HALL

11' 2" x 8' 6" (3.4m x 2.59m) max. Staircase to first floor, understairs cupboard housing electricity consumer unit, ceiling downlighters, underfloor heating.

### CLOAKROOM/WC

6' 4" x 3' 6" (1.93m x 1.07m) max. Low level wc, vanity unit wash hand basin with cupboard below, double glazed window, extractor fan, ceiling downlighters.

### BOILER ROOM

6' 4" x 5' 3" (1.93m x 1.6m) max. Wall cupboard housing gas CH boiler, plumbed for automatic washing machine, ceiling downlighters, extractor fan, door to outside elevation.

### SITTING ROOM (FRONT)

15' x 10' 2" (4.57m x 3.1m) max. Into bay with double glazed windows, ceiling downlighters, underfloor heating.

### DINING/LIVING KITCHEN (REAR)

20' x 17' 9" (6.1m x 5.41m) max. Fitted base and wall cabinets incorporating stainless steel sink unit with mixer tap, work surfaces, integral split level cooker of electric double oven/grill and 5 ring gas hob with extractor over, integral fridge, freezer and dishwasher, Island with breakfast bar and deep pull-out drawers. Features lantern double glazed skylight and bifold doors to rear garden. Ceiling downlighters and underfloor heating.

## FIRST FLOOR

### LANDING

Staircase balustrade with staircase to second floor, radiator, double glazed window, ceiling downlighters.

### BEDROOM (FRONT)

12' x 10' 2" (3.66m x 3.1m) max. Double glazed window, ceiling downlighters, radiator.

### BEDROOM (REAR)

13' 6" x 9' 2" (4.11m x 2.79m) max. Double glazed window, ceiling downlighters, radiator.

### BEDROOM (REAR)

13' 6" x 8' 4" (4.11m x 2.54m) max. Double glazed window, ceiling downlighters, radiator.

### BATHROOM

8' 5" x 6' 3" (2.57m x 1.91m) max. White and chrome suite of panelled bath with built-in chrome shower and rinser over, pedestal wash hand basin, low level wc, electric shaver point, extractor fan, chrome towel warmer/radiator, part tiled walls, ceiling downlighters.

## SECOND FLOOR

### LANDING

Double glazed skylight, staircase balustrade.

### BEDROOM (REAR)

17' 10" x 9' 7" (5.44m x 2.92m) max. Double glazed windows, ceiling downlighters, door to en-suite.

### EN-SUITE

14' 7" x 4' 8" (4.44m x 1.42m) max. Step-in tiled shower with chrome built-in shower and rinser, pedestal wash hand basin, low level wc, double glazed skylight, ceiling downlighters, extractor fan, electric shower point, towel warmer/radiator, access to eaves.

## OUTSIDE

### GARDENS

Well enclosed c70' rear garden laid to lawn enjoying a south westerly aspect. Not directly overlooked. Timber and concrete post boundary fencing. Security nightlighting. Tarmac double-width hardstanding to the front.

### TENURE:

We have been advised by the present owner that the property is Freehold. We would recommend that your conveyancer checks the tenure prior to the exchange of contracts.

### COUNCIL TAX:

We have been advised that the Council Tax Band is E. All enquires to Stockport Metropolitan Borough Council.

### ENERGY PERFORMANCE CERTIFICATE:

The current Energy Efficiency Rating for this property is (tba). Further information is available on request and online.

### VIEWING:

Strictly by appointment through Woodhall Properties 0161 483 5100.

### OPENING HOURS:

Monday - Thursday 9.00am - 5.30pm, Friday 9.00am - 5.00pm  
Saturday 9.00am - 4.00pm and Sunday 12.00pm - 4.00pm

