



Brooklands Road | Hazel Grove | SK7 6LF

EDWARD  
mellor



## Features

- 5 Double Bedroom Family Size Home
- Accommodation Over 3 Floors
- 3 Bathrooms
- 3 Reception Rooms
- Stylish Open Plan Breakfast Kitchen

A rare and therefore exciting opportunity to acquire a unique and substantial family home in one of Hazel Groves most sought after locations close to Norbury Hall School boasting over 2000 sq ft of living space. This significantly extended and thoughtfully remodelled FIVE DOUBLE BEDROOM, 3 BATHROOM home

offers expansive and versatile accommodation over 3 truly impressive floors and stands on a lovely size plot that features excellent size gardens to the rear which are perfect for outdoor entertaining and include a detached home office / studio for the independent homeworker. In addition, the property features 3 reception

rooms as well as a stylish open plan breakfast kitchen with Island unit and adjacent utility room and useful downstairs. This is a future proof family home of significant proportions and in "turn key" condition so an internal inspection is highly recommended.



Brooklands Road is a residential tree lined road off Chester Road in the heart of Hazel Grove and is within walking distance of excellent schools, local shopping facilities and good public transport links. The accommodation on offer briefly comprises : Enclosed entrance porch, welcoming entrance hall with stairs leading to the first floor, front lounge with log burning fire, central sitting room, home office / study, inner hallway leading to a downstairs WC and open plan into a stylish and expansive dining kitchen with integrated appliances, central Island Unit and Bi-Folding doors leading to the rear garden. A utility room completes the ground floor accommodation. To the first floor, a landing leads to 3 double size bedrooms ( one with walk in dressing area and en suite shower room ) whilst a separate and superbly fitted 4 piece bathroom suite completes the first floor accommodation. To the second floor is a galleried landing leads to 2 incredibly spacious double bedrooms both of which are served by an attractively fitted 3 piece shower room which makes the second floor perfect for large families or multi generations living under one roof.



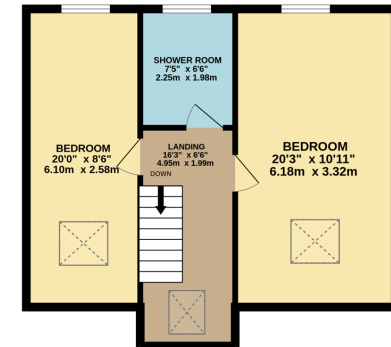
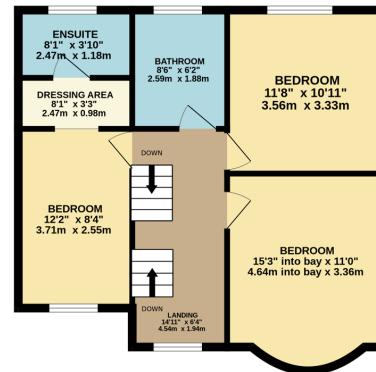
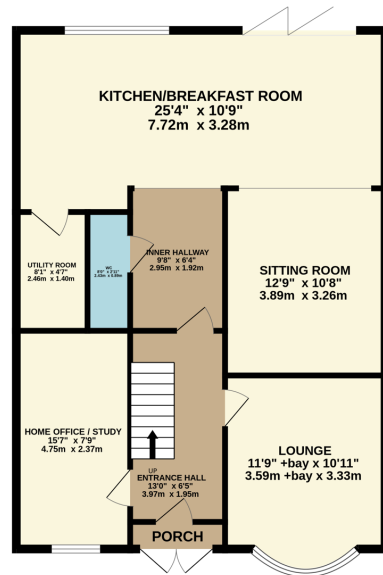
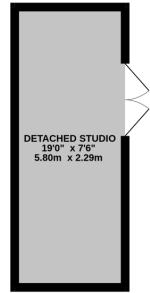
# FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

GROUND FLOOR  
1037 sq.ft. (96.3 sq.m.) approx.

1ST FLOOR  
563 sq.ft. (52.3 sq.m.) approx.

2ND FLOOR  
526 sq.ft. (48.9 sq.m.) approx.



TOTAL FLOOR AREA : 2126 sq.ft. (197.5 sq.m.) approx.

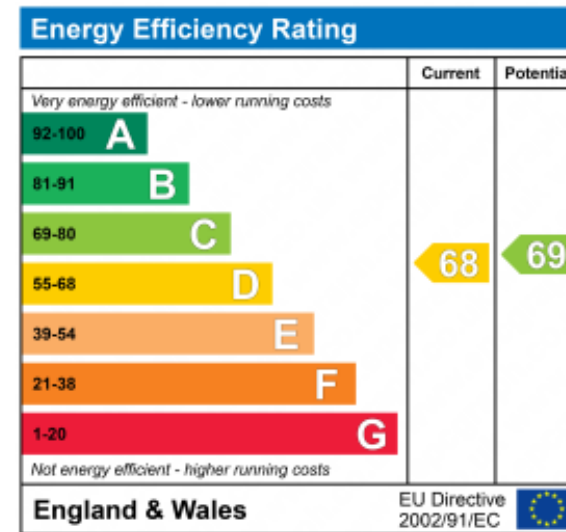
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## Important Information

- Tenure:Freehold

## EPC Rating



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