

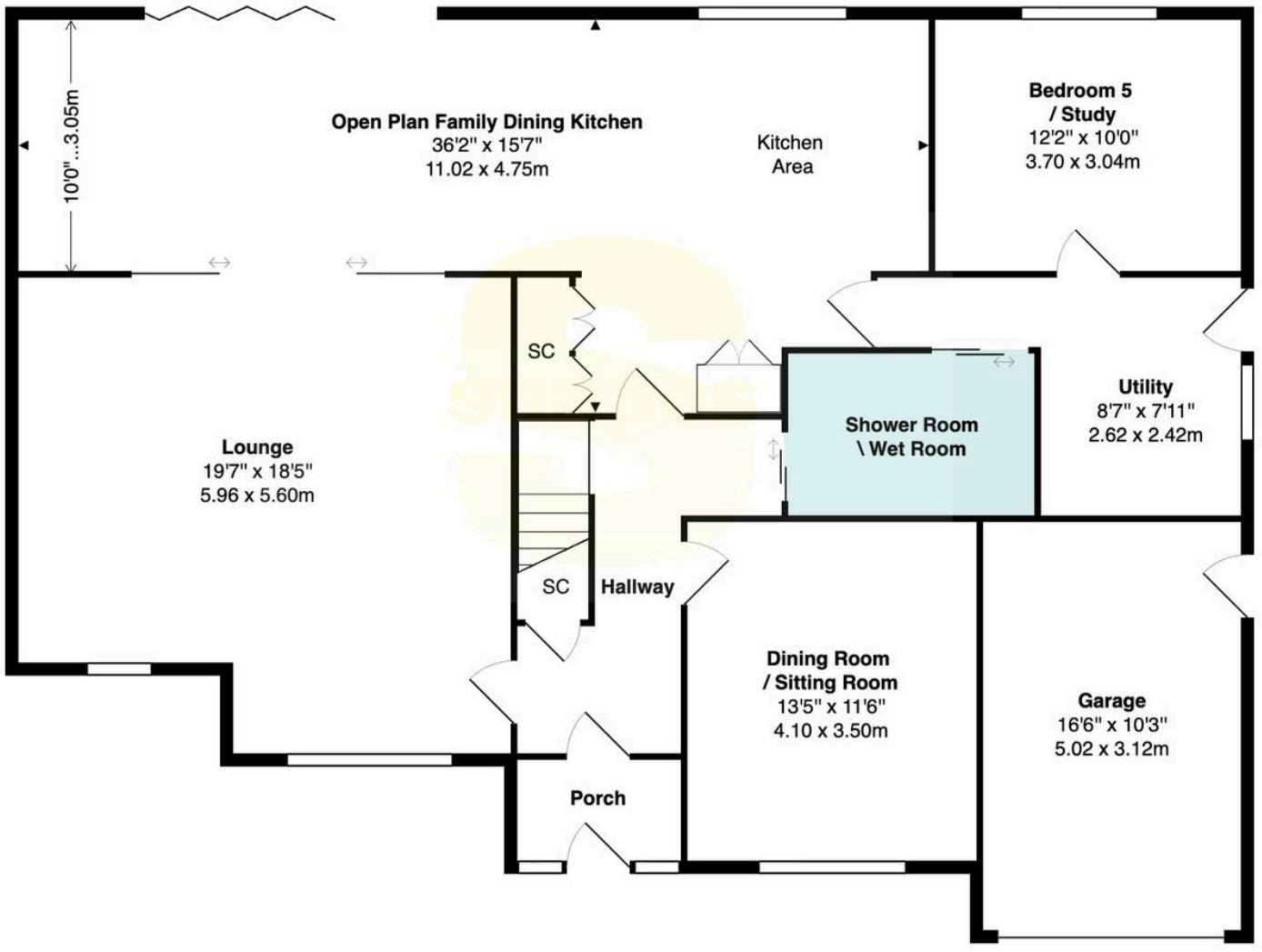
9 Mostyn Road, Hazel Grove - SK7 5HL

Offers Over £825,000

snapes estate agents

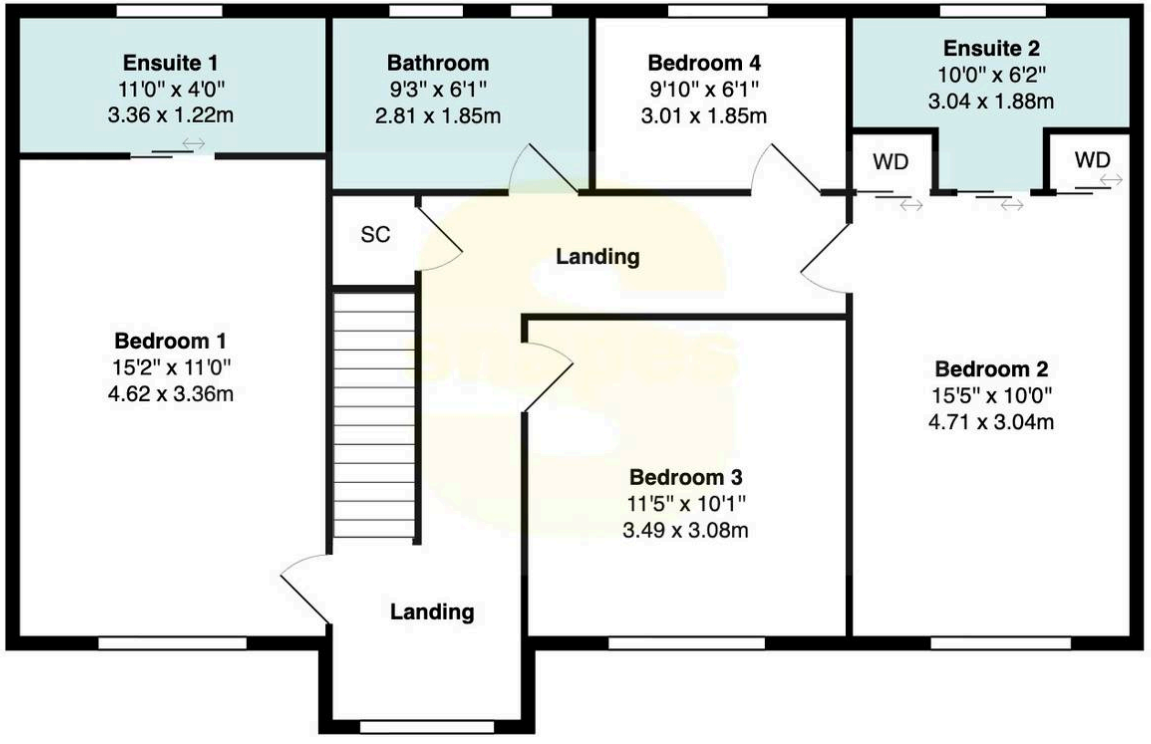
Ground Floor

Approximate Area: 1535 ft² ... 142.6 m²



First Floor

Approximate Area: 913 ft² ... 84.8 m²



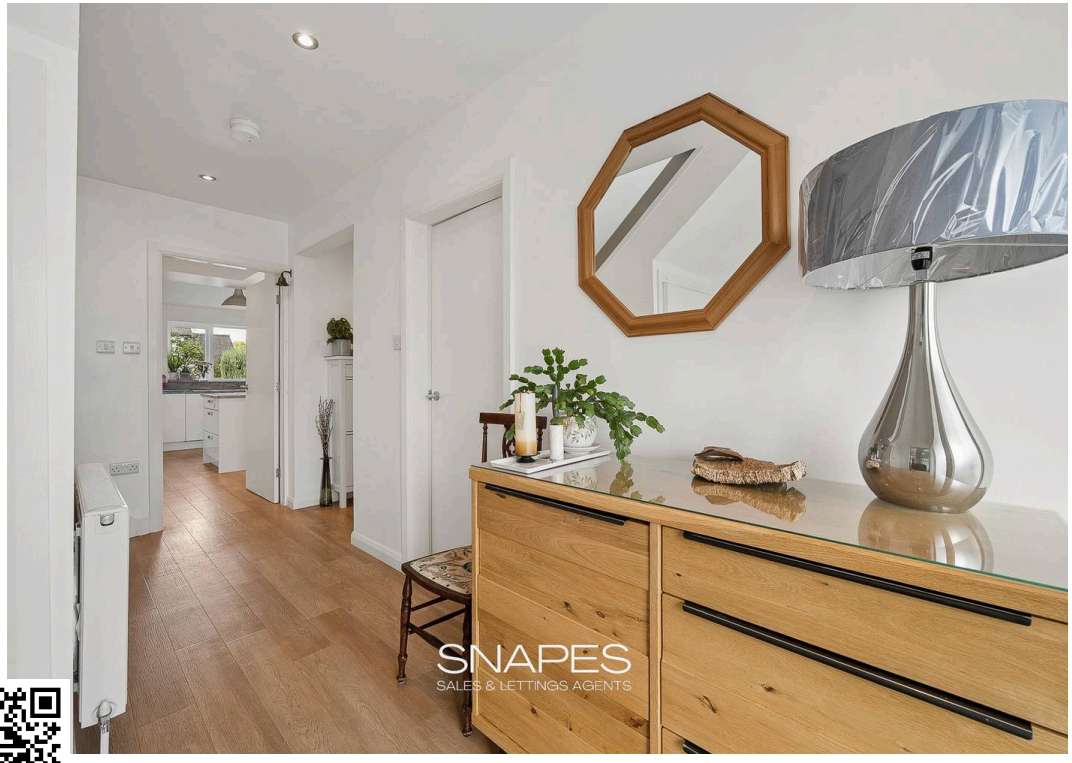

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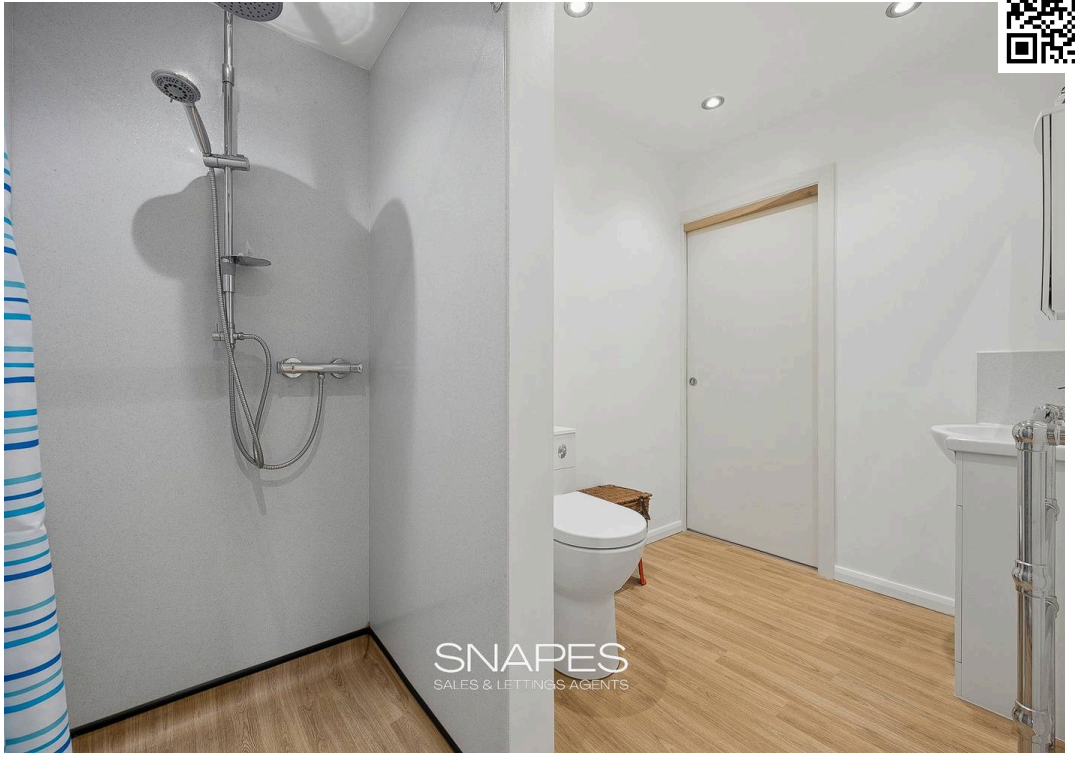

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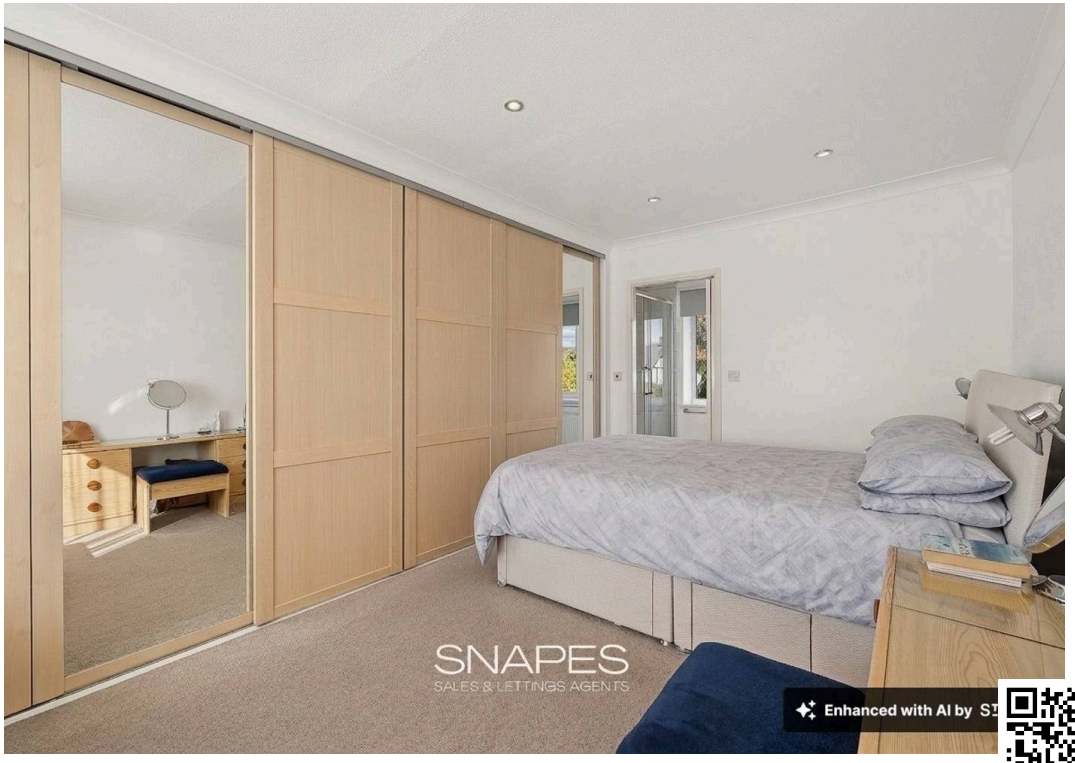

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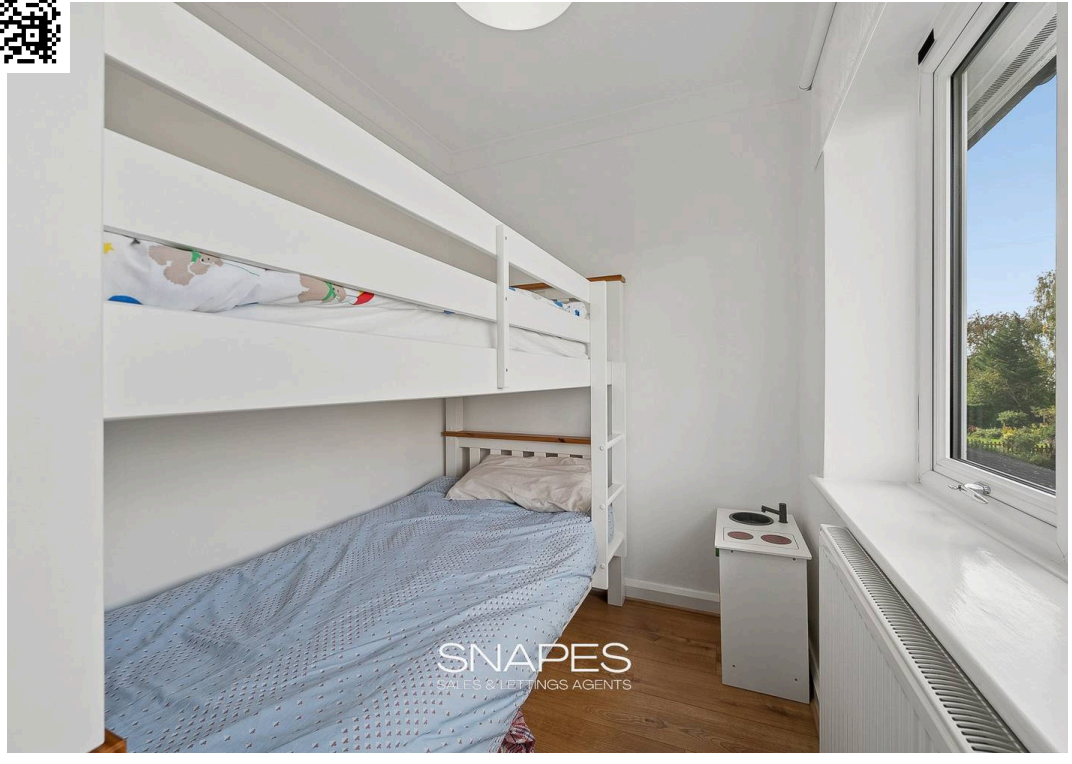

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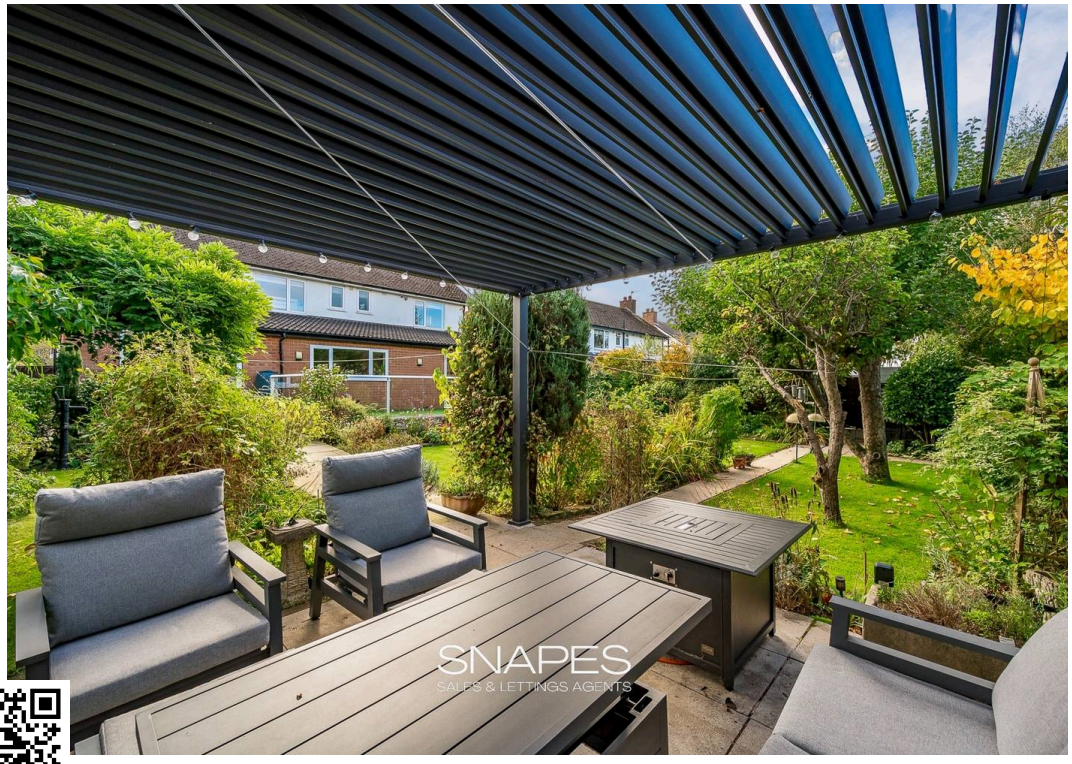

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Impressive 4 or 5 Bedroom family home with superb open-plan living plus separate reception areas for the best of both worlds - Boasting approximately 2,448 Square foot of living space. Occupying a desirable residential position on Mostyn Road in Hazel Grove, this substantial and excellently presented detached family home offers approximately 2,448 sq ft of beautifully proportioned accommodation, including a superb open-plan kitchen, family and dining room, separate living and dining rooms, flexible ground-floor bedroom or study, utility room and integral garage.

The property provides an outstanding amount of space and could be classed as 5 bedrooms and 4 bathrooms, or 4 bedrooms and 4 bathrooms if you would prefer to use the downstairs bedroom suite as a reception area! Maybe a home office or business from home.

An entrance porch opens into the hallway, providing access to the principal reception rooms and ground-floor accommodation. One of the standout features of the home is the impressive 36'2" x 15'7" open plan family, dining kitchen space. Extending across the rear of the property, this exceptionally generous space forms the natural heart of the home and provides clearly defined areas for cooking, informal dining and family relaxation. Its scale makes it equally well suited to everyday family life and larger gatherings with friends. The separate living room is another particularly substantial reception space, measuring approximately 19'7" x 18'5" and providing ample room for generous seating arrangements and family relaxation. A further formal dining room measures approximately 13'5" x 11'6", giving the property an impressive choice of reception areas and considerable flexibility depending upon individual requirements. Also positioned on the ground floor is a versatile room measuring approximately 12'2" x 10'0". Shown as Bedroom Five on the floor plan, this would work equally well as a dedicated home office, study, playroom or guest bedroom, making it especially useful for those working from home or requiring flexible multi-generational accommodation. A separate utility room measuring approximately 8'7" x 7'11" provides valuable additional storage and laundry space, while a ground-floor shower room / wet room further enhances the practicality of the layout, be that to serve as a place for a dependent relative to have a bedroom and bathroom space downstairs or work from home space, maybe suiting a business owner who requires a space for clients to refresh. The integral garage measures approximately 16'6" x 10'3", providing useful secure parking, storage or workshop space.

Upstairs, the spacious landing leads to four well-proportioned bedrooms. The principal bedroom is a generous double and benefits from its own en-suite facilities, creating a comfortable principal suite. Bedroom Two is another particularly good-sized double measuring approximately 15'6" x 10'0", and also benefiting from its own en-suite adding even more practicality to the living space. While Bedroom Three measures approximately 11'5" x 10'0". Bedroom Four provides further useful accommodation at approximately 9'10" x 8'1", making it ideal as a child's bedroom, guest room or additional study if Bedroom Five is used for another purpose. A family bathroom serves the remaining bedrooms, completing a first floor which provides an excellent balance of bedroom and bathroom accommodation for a larger family.

The overall scale of the house is particularly noteworthy. The ground floor alone extends to approximately 1,535 square feet, while the first floor provides a further 913 square foot of living space, giving a total floor area of approximately 2,448 square feet / 227.4 square meters.

Presented to an excellent standard throughout, the property combines generous proportions with a highly practical layout and the flexibility increasingly sought by modern families. The extensive kitchen/family room, multiple reception spaces and adaptable fifth bedroom/home office make this a home capable of changing with its owners' requirements over many years.

Hazel Grove offers an excellent range of shops, cafés, restaurants and everyday amenities, together with well-regarded schools and convenient transport connections. Hazel Grove railway station, Stockport and the wider South Manchester road network are readily accessible, while the area's proximity to open countryside provides an additional attraction for families and commuters alike.

The only true way to appreciate the outdoor space would be to view the home, but as they say a picture paints a thousand words - we hope our photos go some way to showcasing the gorgeous garden with elevated sun terrace boasting a no-mow artificial grass surface, ideal for all year round use and then mature well stocked borders framing the lower level landscaped garden which enjoys places to relax in privacy.

To the front, there is ample driveway parking which leads to the attached garage and a mature well stocked front garden area which creates a lovely natural screen between the home and the road.

IMPORTANT INFORMATION also know as MATERIAL INFORMATION

1. Tenure: Freehold
2. Material Information: Please read below

DISCLAIMER

We use various photo & video editing services to enhance the photos and any videos of the property, including virtual staging (to show an empty property with furniture) and item removal services. This is done to assist house hunters in understanding the space, layout and potential style of the home without the owners' belongings, which would not remain at the property on completion. Any digitally altered, virtually staged or edited images are for illustrative purposes only and must not be relied upon as an accurate representation of the property's current condition, contents, fixtures, fittings or final appearance. Where we have shown images of the plot using a drone, any lines added by us or if we have shown the plot in colour with surrounding plots in black and white, must not be taken as an accurate plot plan - these images are provided to give an idea of the shape and size of the plot and must not be relied upon as the actual plot boundaries. We advise you consult the Land Registry Plan / Title which can be provided by us on request free of charge.

Appliances and services have not been tested, including (but not limited to) heating, water, electrical, plumbing, drainage, alarms, and any other mechanical or electrical installations. No warranty or representation is given as to their condition or working order. Purchasers are advised to obtain independent professional verification and carry out their own inspections prior to exchange of contracts.

All measurements, dimensions and floor areas are approximate and provided for guidance only. Where measurements are stated, they are likely to represent the maximum room dimensions unless otherwise specified. Any reference to area has been calculated using floor plan software and is for indicative purposes only. Buyers must not rely on any stated measurements or floor areas for valuation, mortgage, legal, or purchasing purposes, and should satisfy themselves as to accuracy by inspection and/or professional survey.

*Important / Material Information: When viewing this property online, please locate and click the link, tab or call-to-action (CTA) labelled "Material Information" or "Important Information", as it contains material information relevant to the property, its position and surroundings. This may include (but is not limited to) tenure, title information, local planning applications, schools, transport links and flood risk. Some websites may remove, rename, truncate or display this information incorrectly. If the link is not visible, unavailable, or you are viewing these particulars in printed form, you must contact our office to request access prior to viewing and/or making an offer. It is the responsibility of any buyer to ensure they have read and understood this information before proceeding.

Whilst every effort is made to ensure the accuracy of these particulars, they may be produced, reproduced or displayed by third-party websites and platforms over which we have no control. As a result, information, links, formatting or wording may be altered, omitted or displayed incorrectly. We cannot accept responsibility for any inaccuracies arising from third-party reproduction. Prospective purchasers are therefore advised to refer to the full property details provided directly by our office and to raise any queries prior to viewing or offering. We strongly advise any prospective buyer to consult with their solicitor and to obtain an independent survey or specialist reports before entering into any agreement to purchase, and prior to exchange of contracts.

EPC Rating: C



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