

Part Exchange  
Considered



Chester Road, Hazel Grove, Stockport, SK7 6HE

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Bespoke Estate Agents





## Chester Road, Hazel Grove, SK7 6HE

Set back from the road behind a generous gravel driveway, this beautifully reimagined home immediately creates a sense of arrival. Originally a bungalow, the property has been thoughtfully transformed into a spacious and contemporary family home, combining modern design with practical family living. The wide frontage offers ample off-road parking and includes an EV charging point, while mature hedging and established planting frame the property and provide a welcoming approach.

A stone-built storm porch with an electric lantern light shelters the entrance, creating a charming first impression before stepping into the impressive hallway. Inside, engineered oak flooring flows through the entrance, complemented by a strikingly high ceiling that creates a wonderful sense of space, large enough to accommodate a 12-foot Christmas tree during the festive season. Natural light pours in through a hall window and a high-level window above the staircase, while modern radiators and oak internal doors throughout reinforce the home's contemporary yet warm aesthetic. The staircase features a stylish oak and glass balustrade with carpeted steps rising to the first floor. To the left of the hallway sits the elegant sitting room, a calm and comfortable retreat with dual aspect windows that allow light to fill the space throughout the day. Plantation shutters dress the front-facing windows, adding both privacy and character, while a modern electric fire creates a cosy focal point.



Glazed oak double doors lead through to the true heart of the home, an impressive open-plan living, dining and kitchen space designed with both everyday living and entertaining in mind. The kitchen is beautifully appointed with deep, soft-close cabinetry and sleek white quartz worktops, including a striking waterfall island that forms both a practical workspace and a natural gathering point. A Rangemaster Professional+ 110 range cooker with gas hob and oven takes centre stage, accompanied by a full-size integrated dishwasher and space for an American-style fridge freezer. This open-plan space offers excellent flexibility, easily accommodating a large dining table alongside a relaxed seating area overlooking the garden. Two sets of sliding doors open directly onto the decking, effortlessly connecting the indoor and outdoor spaces and creating a wonderful sense of flow during warmer months.

Just off the kitchen is a practical utility area with space for freestanding appliances, an additional sink, and further storage. This area also provides access to a downstairs WC and a useful storage cupboard ideal for coats and shoes. Tucked beneath the staircase is an additional reception room currently used as a playroom and home office. With a window to the front, this versatile space could serve a variety of purposes depending on a buyer's needs, from a snug or study to a children's playroom.

Upstairs, the sense of light and space continues. The landing benefits from a high window, allowing daylight to cascade through the stairwell. The home offers four well-proportioned double bedrooms. Bedroom four sits to the right of the landing, a comfortable double with a window to the front and charming sloping ceilings within the roofline. Bedroom two is also positioned at the front of the property and offers another generous double room with similar characterful roof angles. Bedroom three provides further flexible accommodation with a skylight above and ample space for freestanding wardrobes.



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The family bathroom is exceptionally spacious and beautifully finished, featuring large stone-effect tiles from floor to ceiling. A built-in bath sits beneath a skylight, allowing natural light to flood the room, while a large corner shower provides a luxurious alternative. The principal suite is particularly impressive, enjoying triple aspect windows overlooking the side and rear gardens, filling the room with natural light throughout the day. Built-in storage enhances practicality, while the contemporary ensuite includes a rainfall shower and skylight above, creating a bright and tranquil space to start the day. The loft is fully boarded and insulated, providing excellent additional storage and offering potential for further conversion in the future, subject to the necessary permissions.

Outside, the west-facing garden has been designed with family life and entertaining in mind. A substantial composite deck measuring approximately 11 by 5 metres forms the main outdoor living space, partially covered by a metal slatted pergola to create a wonderful indoor-outdoor feel. It is the perfect setting for summer dining, relaxing evenings, and family gatherings.

The garden itself offers an appealing balance of openness and privacy. A raised planter sits at the end of the lawn alongside a holly bush and pear tree, while neighbouring plum branches occasionally hang over, ideal for picking fruit in the summer. Conifers behind the gym outbuilding add an additional sense of seclusion. For families, the garden is full of playful features, including a climbing frame, swings, and a zip wire stretching between trees. A bark-covered play area creates a safe space for children, and tucked beneath the laurel tree is a charming timber children's den, a hidden corner waiting to be discovered.

At the far end of the garden sits a versatile gym outbuilding with sliding doors and rubber mat flooring. This space is ideal for workouts, but it has also been used as a garden cinema room during summer evenings with a projector and LED lighting. Morning sunshine reaches the gym, making it the perfect place to start the day with a workout and coffee.

Practical features continue outside with side access along one side of the house, a secure gate on the other that could be opened if required, an outdoor tap, external power sockets, and a useful metal storage container providing excellent additional storage.

The property is ideally positioned on a wide residential road within easy reach of excellent local amenities. Train stations, highly regarded schools, and the centres of Hazel Grove and Bramhall are all conveniently close by, while Norbury Farm Shop and the scenic walks of Happy Valley offer wonderful countryside escapes nearby.

This is a home that balances style and practicality in equal measure, a place designed for family life, entertaining, and everyday comfort. Whether hosting friends around the kitchen island, enjoying pizza on the decking while the children play in the garden, or finding a quiet corner to relax, the spaces here offer both togetherness and the opportunity to retreat when needed.







## Key Features:

- Four double bedrooms including a bright triple-aspect principal suite with ensuite
- Stunning open-plan kitchen, dining and living space with quartz island and Rangemaster cooker
- Two sets of sliding doors opening onto a large composite deck with pergola
- Spacious gravel driveway with EV charger and attractive stone storm porch
- Additional reception room ideal as a playroom, office or snug
- West-facing garden with gym outbuilding, children's den and play area
- Oak doors throughout, high-ceiling entrance hall and excellent storage including boarded loft

**Tenure:** Freehold

**Council Tax Band:** G

**Possession:** Vacant possession upon completion

**Total Floor Area:** 3315 sqft

**Viewing:** Strictly appointment only through Shrigley Rose & Co

## Property Summary:

Kitchen/Diner  
7.42m x 11.43m

Utility Room  
2.29m x 2.36m

Living Room  
3.56m x 4.19m

Reception Room  
3.56m x 3.58m

Wc  
1.22m x 1.51m

Gym  
5.20m x 5.20m

Bedroom 1  
3.56m x 9.17m

En-suite  
1.71m x 3.17m

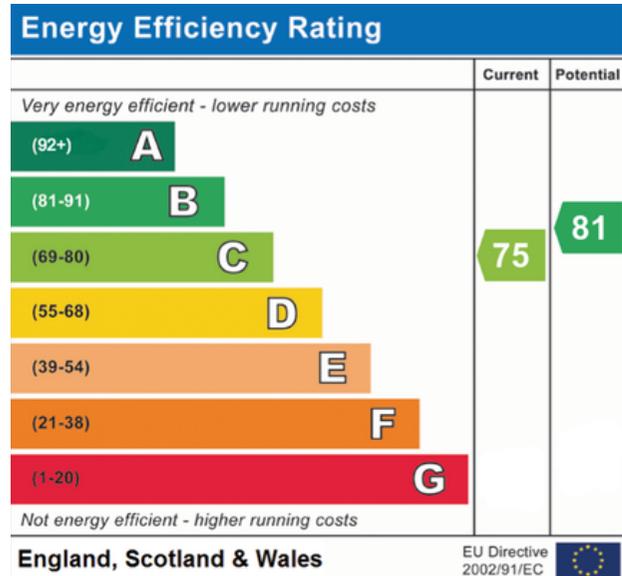
Bedroom 2  
2.92m x 4.09m

Bathroom  
2.67m x 3.90m

Bedroom 3  
3.12m x 4.37m

Bedroom 4  
2.49m x 4.57m

Loft  
5.48m x 10.99m





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**TOTAL FLOOR AREA : 3315 sq.ft. (308.0 sq.m.) approx.**

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