



Chepstow Drive | Hazel Grove | SK7 4RY

EDWARD  
mellor



## Features

- Immaculate 3 Bedroom Link Detached
- Superbly Fitted Kitchen & Bathroom
- Highly Sought After Location
- Beautiful Landscaped Gardens
- Driveway & Gated Parking

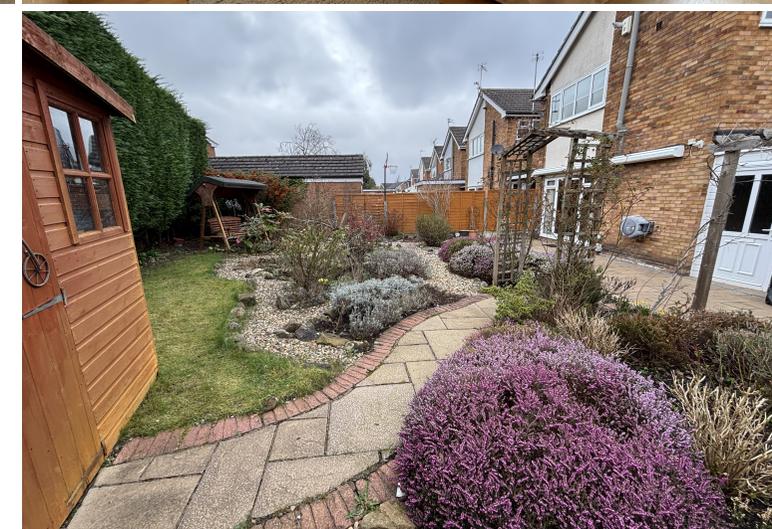
Absolutely stunning ! This beautifully presented link detached property is situated on the highly sought after Racecourse Estate in Hazel Grove and is perfect for those looking for a "turn key" home. A meticulous standard of presentation is offered both internally and externally with beautiful

landscaped gardens for outdoor entertaining and a high specification interior which makes this fabulous home simply ready to move into. A credit to the current proud owner, the property features a superbly fitted kitchen with integrated appliances and a stunning 3 piece family bathroom. In

addition, the property offers 3 well proportioned bedrooms ( 2 with a range of fitted wardrobes ), a hugely impressive lounge and dining area whilst also benefitting from ample off road and secure parking and a very useful crafts / hobby room. Viewing essential.



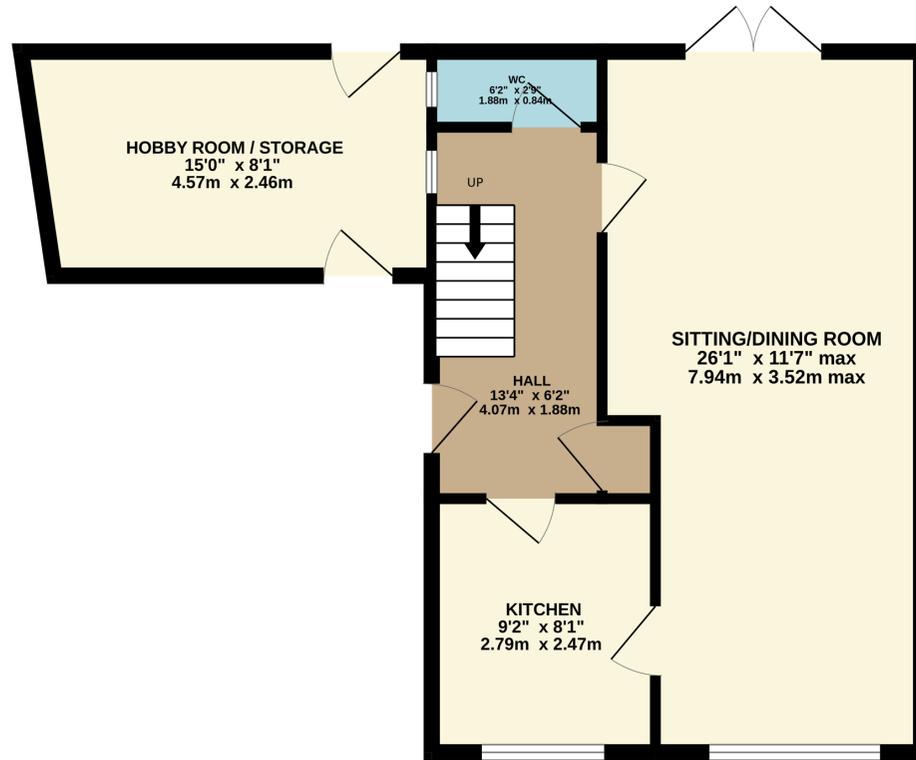
Chepstow Drive is a highly desirable residential location in the heart of Hazel Grove within walking distance of Torkington Primary School, local shopping facilities and Torkington Park. The property stands on a lovely size plot with landscaped gardens to the rear which are ideal for both relaxation and social gatherings with an electric awning providing a sheltered entertaining space. The accommodation on offer briefly comprises : Welcoming entrance hall with decorative Amtico flooring and stairs to the first floor, useful downstairs wc, fabulous size open plan lounge and dining area with feature central fireplace and an adjacent fitted kitchen. To the first floor, a landing with built in storage and access to a partially boarded loft also leads to 3 excellent size bedrooms and a stunning 3 piece family shower room.



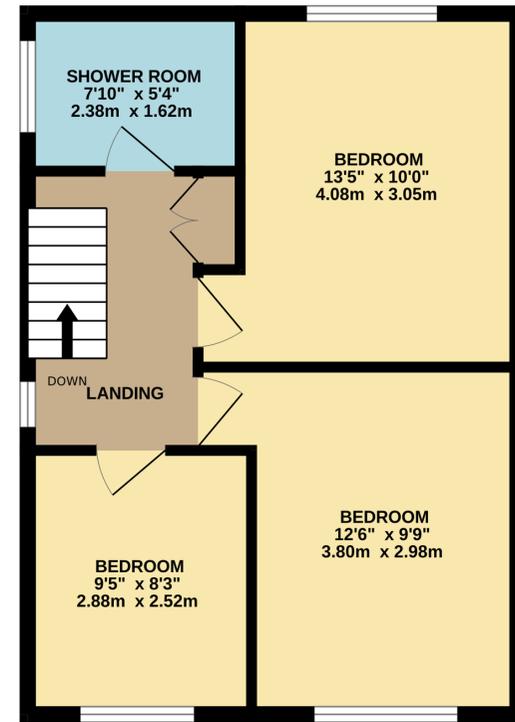
# FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

GROUND FLOOR  
564 sq.ft. (52.4 sq.m.) approx.



1ST FLOOR  
448 sq.ft. (41.6 sq.m.) approx.



TOTAL FLOOR AREA : 1012 sq.ft. (94.0 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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## Important Information

- Council Tax Band: D
- Tenure:Freehold

## EPC Rating

182, London Road, SK7 4DQ  
T: 0161 456 6000  
E: [hazelgrove@edwardmellor.co.uk](mailto:hazelgrove@edwardmellor.co.uk)

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