



Offers Over **£325,000**
 Chepstow Drive, Hazel Grove, Stockport, Cheshire, SK7 4RY

Welcome to number 7 Chepstow Drive, a THREE BEDROOM DETACHED HOME offering a blend of convenience, functionality and space.

The property is located approximately a mile from Hazel Grove Train Station and the amenities (supermarkets, independent shops, pubs and restaurants). Torkington Primary School is convenient too.

If you're the outdoorsy type, Torkington Park is less than a mile away, whilst Lyme Park is about five miles away. There is access for walkers from Middlewood Way over to Lyme Park. Excite your senses (and maybe those of your four legged friend) here with walks in the green, open space afforded by this National Trust Park.

Come in! Head into the hallway. Peek into the downstairs w.c.

Stairs head to the first floor whilst there are two other doors; one to the living area and another to the kitchen. Let's head first into the kitchen to the front. From here you can access a dining area to the front. You've probably noticed from the floor plan that scope exists, subject to the work and necessary regulations, to open the kitchen to the dining area as is the fashion.

The dining area flows to a living space with a fire place and patio doors which open to the rear garden.

You can enter the hallway from here and then head upstairs to the first floor landing where you will find three bedrooms and a bathroom/w/c with a spa bath. Worthy of note is the good sized third bedroom which includes a fitted wardrobe and matching fitted dressing table.

Outside, to the front of the home is a concrete imprinted driveway which spans in front of the home and continues down the side under the carport.

Step out of the patio doors onto a rear patio. Steps lead up to a raised gravel garden with mature shrub borders and beds. To the rear of the garden is another patio / seating area.

If you are interested in viewing, please get in touch. We will be happy to arrange a viewing.

Council Tax: Band D

Tenure: Freehold with a Chief Rent (circa £18 per year)

EPC: D

Ground Floor

Hallway - 14' 0" x 6' 1" (4.27m x 1.87m) The home is accessed via a double glazed uPVC door into the hallway. Radiator. Stairs to first floor.

Downstairs W.C. - 2' 8" x 6' 0" (0.82m x 1.85m) Downstairs W.C. Wash basin. Double glazed window to the side aspect.

Living Room - 26' 2" x 11' 9" (7.99m x 3.59m) A through lounge diner with double glazed double doors leading out to the rear garden and a double glazed window to the front aspect. Ceiling coving. Two radiators. Feature fireplace with electric fire. Television point.

Kitchen - 8' 6" x 8' 2" (2.61m x 2.5m) Fitted with a range of wall, drawer and base units with under unit lighting. Roll top work surfaces incorporate a stainless steel sink and drainer. Integrated electric double oven and hob with extractor hood over. Integrated appliances include: microwave, dishwasher, washing machine and fridge freezer. Central heating boiler. Double glazed window to the front aspect.

First Floor

First Floor Landing - 10' 9" x 6' 0" (3.29m x 1.85m) Double glazed windows to the side aspect at the top and bottom of the stairs. Ceiling coving. Loft access point. Storage cupboard with double doors housing water tank.

Bedroom - 13' 9" x 10' 1" (4.22m x 3.08m) Double glazed window to the rear elevation. Fitted wardrobes. Ceiling coving. Radiator.

Bedroom - 10' 7" x 9' 10" (3.23m x 3m) (Measurement does not include fitted wardrobes)
Double glazed window to the front elevation. Fitted wardrobes. Radiator.

Bedroom - 9' 3" x 8' 3" (2.82m x 2.52m) Double glazed window to the front elevation. Fitted wardrobes and dressing table. Radiator.



Before you know the value of your home
know the value of your estate agent.

Contact us to arrange a free valuation.

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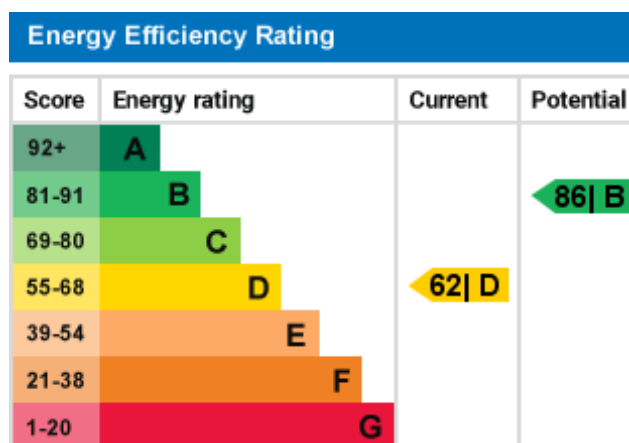
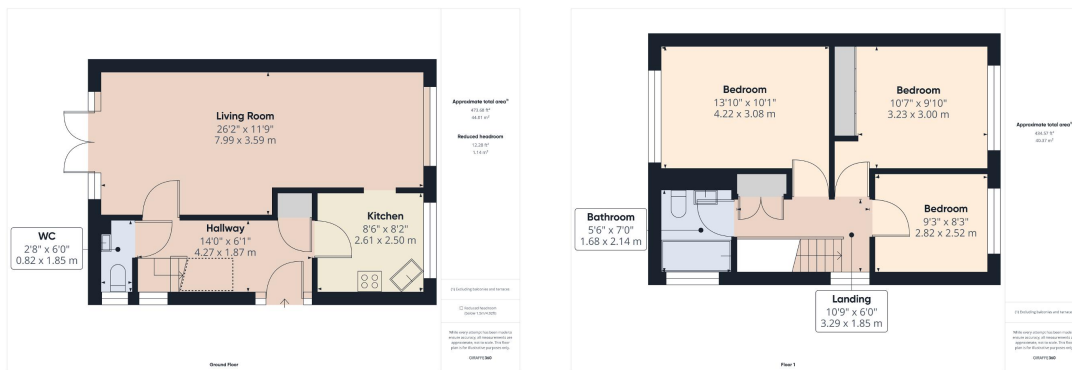
Bathroom / W.C. - 5' 6" x 7' 0" (1.68m x 2.14m) Fitted with a modern three piece suite comprising jacuzzi bath with shower over and curved shower screen. Low level wc and a wash basin. Tiled floor and walls. Chrome heated towel radiator. Ceiling spotlights. Double glazed frosted window to the side elevation.

Exterior

External - To the front of the home is a concrete imprinted driveway which spans in front of the home and continues down the side under the carport.

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Please note it is not our company policy to test services, heating systems and domestic appliances, therefore we cannot verify that they are in working order. Prospective purchasers are advised to obtain verification from their solicitors and/or surveyors.

For more details please call us on **0161 260 0444** or send an email to enquiries@warrensonline.co.uk.