



## 15 Bickerton Drive, Hazel Grove

£320,000 Freehold

BEAUTIFULLY PRESENTED THROUGHOUT • SOUTH-FACING GARDEN • LARGE CORNER PLOT • GENEROUS DRIVEWAY EXTENDING DOWN THE SIDE OF THE HOUSE BEHIND SECURE GATES • TWO DOUBLE BEDROOMS • NEWLY FITTED KITCHEN  
- APRIL 2025



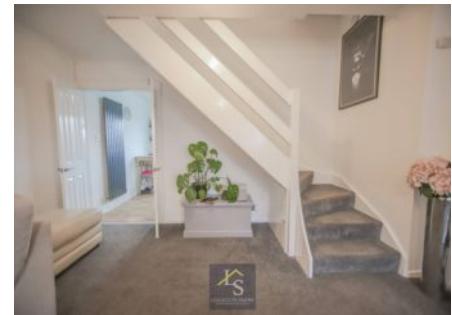
A fantastic two double bedroom semi-detached home tucked away on a large corner plot at the head of a quiet cul-de-sac on the Bramhall/ Hazel Grove border. Boasting immaculate accommodation throughout with the benefit of a south-facing garden and generous driveway. Offered for sale with no onward chain.

Council Tax band: C

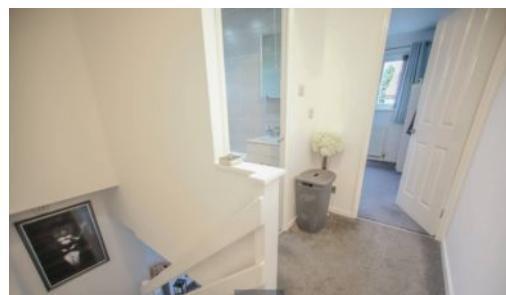
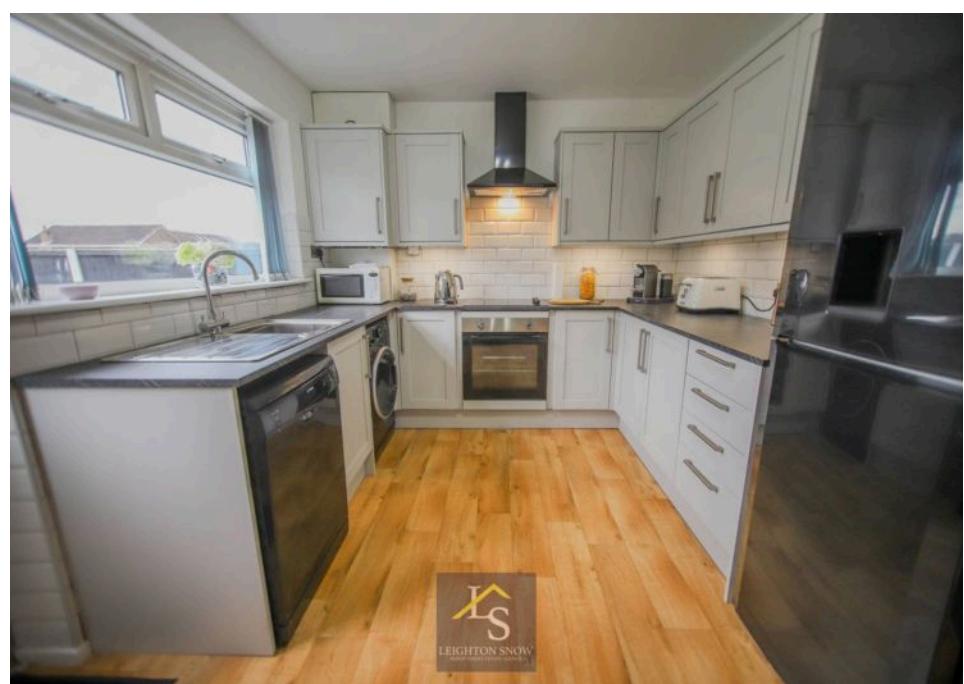
Tenure: Freehold

EPC Energy Efficiency Rating: D

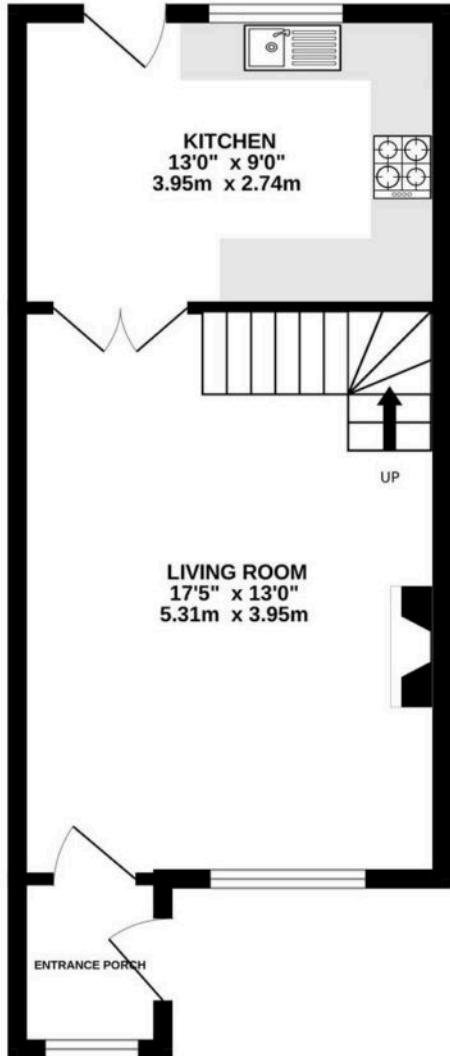
EPC Environmental Impact Rating: E



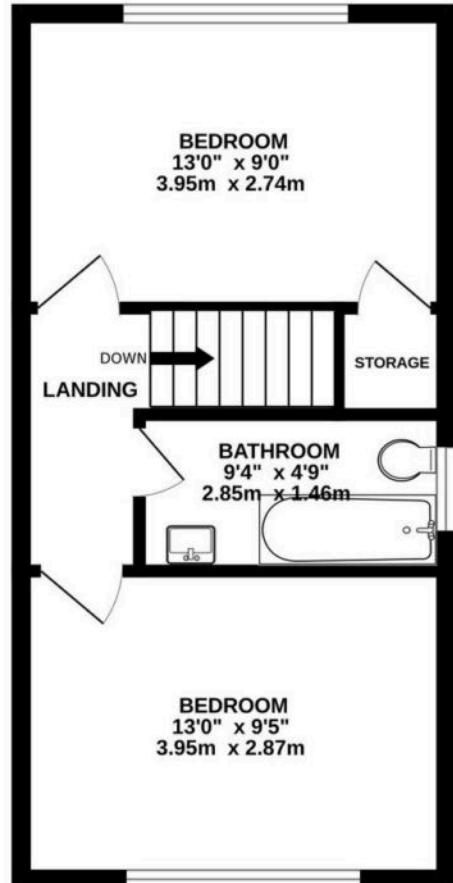
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GROUND FLOOR  
361 sq.ft. (33.5 sq.m.) approx.



1ST FLOOR  
343 sq.ft. (31.8 sq.m.) approx.



TOTAL FLOOR AREA : 703 sq.ft. (65.4 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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Bickerton Drive is a charming cul-de-sac situated close to superb transport links and local amenities. Positioned on a large corner plot at the head of the cul-de-sac this home suits an array of buyer, from those looking to downsize to first time buyers to buy to let investors. The property boasts immaculate turn-key accommodation with the kitchen fitted only in April 2025. Sat behind a large driveway there is plenty of parking that extends down the side of the house behind secure gates. An entrance porch provides a handy space to store coats and shoes, and provides access into a light and spacious living room. This is a beautiful room with a fireplace providing a warming focal point. Double doors lead into the kitchen which has been fitted in April 2025, providing a modern space with a rear door allowing access out to the south-facing garden. To the first floor there are two well-proportioned double bedrooms both spanning the width of the house. The master bedroom sits at the rear and boasts an integrated storage cupboard and an air-conditioning unit. The family bathroom completes this charming home and boasts a white three piece suite comprising bath with shower over, WC and wash hand basin.

Externally the rear garden is mainly laid to lawn with two paved patio areas providing lovely spots to sit and relax. There is access down the side of the property where wooden gates provide a secure space - ideal for parking as well as bin storage. A previous owner had planning permission granted for a double height side and rear extension (DC/073071) capitalising on the generous plot size (please note this planning has since expired).

*PROPERTY MISDESCRIPTIONS ACT 1991 For clarification, Leighton Snow Agents wish to inform prospective purchasers, that we have not carried out a detailed survey, nor have we tested any of the appliances or heating system and cannot give any warranties as to their full working order. Purchasers are advised to obtain independent specialist reports if they have any doubts. All measurements are approximate and should not be relied upon for carpets or furnishings*



