



68 Grasmere Road
Gatley SK8 4RS
Asking Price £505,000





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An Impressive FREEHOLD, Four Bedroom, Detached complete with Study/Playroom and Double Length Garage.

Built by Sunley, this property offers flexible versatile family accommodation. It offers: Entrance hallway, a large L-shaped lounge/dining room, conservatory, study/playroom, fitted kitchen and a downstairs WC/utility room. There are two ground floor bedrooms. To the first floor is a landing which leads to two additional double bedrooms and a bathroom/WC.

Outside is an attached garage which measures 31'7" in length. There is off road parking space for two cars at the front, with a garden area. To the rear in an enclosed established garden.

The property lies close to local facilities to include excellent schooling, shops and transport links. The property lies within a mile and a half of Gatley Village, the railway station and Heald Green Village. Both the M56/M60 motorways are easily accessed.

Viewing is essential.

- Four Bedrooms
- Study
- Gas Central Heating
- PVCU Double Glazing
- Cavity Wall Insulation
- Attached Garage
- Double Width Driveway
- Freehold

Tenure: Freehold
Council Tax: Stockport F

Entrance Hall
22'0" x 7'8"
Cloaks cupboard with shelving plus door to the garage.

L Shaped Lounge/Dining Room
20'0" x 11'1" plus 12'0" x 9'1" (overall 23'1" x

Conservatory
11'3" x 8'11"
PVCU double glazed.

Study
12'0" x 7'6"
Inset lighting. Door to rear garden.

Fitted Kitchen
12'11" x 10'7"
Fitted cream units plus selection of appliances.

Utility Room/WC
6'7" x 6'0"
Low-level WC, Stainless steel sink unit. Plumbing for washing machine.

Bedroom One Ground Floor
12'7" x 12'7"

Bedroom Two Ground Floor
10'0" x 8'11"

Landing
Storage cupboard.

Bedroom Three (Main Bedroom)
14'11" x 13'10"
Fitted wardrobes with walk-in cupboard (4'5" x 4')
En-suite washroom. Storage under eaves.

Bedroom Four
13'10" x 12'4"
Built-in wardrobe.

Bathroom/WC
10'5" x 6'0"
Part-tiled walls and tiled floor.
Fitted with a white suite plus shower over the bath.

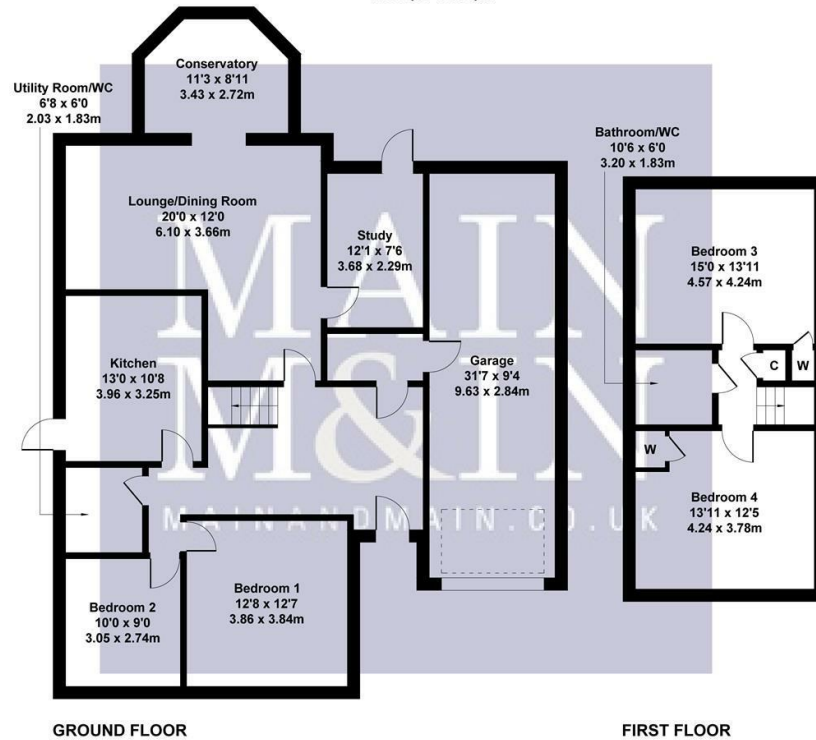
Outside
Attached Brick Garage 31'7" x 10'5" to 9'4" with wall-mounted boiler.
Gardens to front and rear to include driveway, lawns, flower beds, shrubs, patio, garden shed.





Grasmere

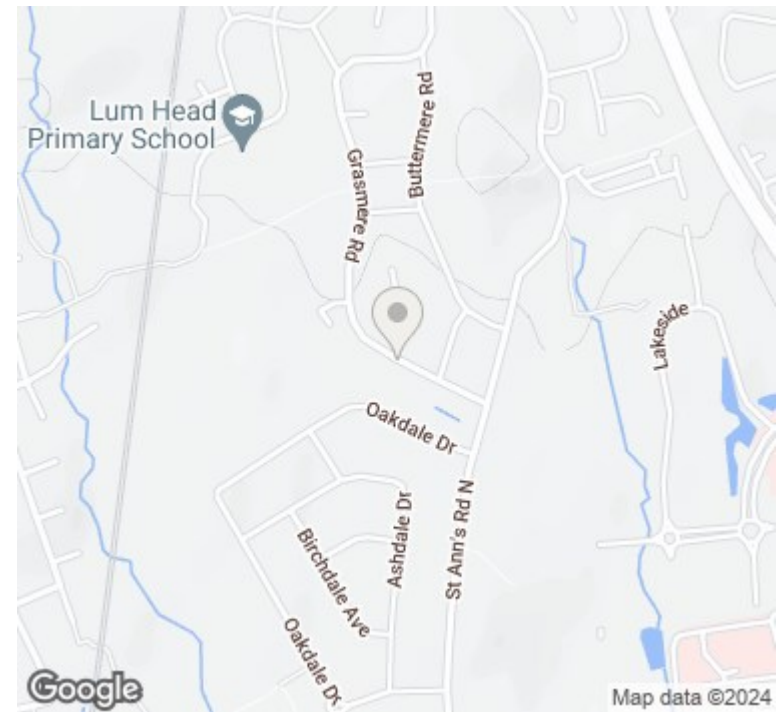
Approximate Gross Internal Area
1970 sq ft - 183 sq m



Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.



To view this property call Main & Main on 0161 437 1338



Special Note - The price is correct at the time of going to print, we advise customers to enquire the price of specific properties prior to viewing. We reserve the right to amend/improve the specification at any time. Any special offer relating is offered at the asking price stated and is subject to terms and conditions.

NB - The services, appliances and heating systems have not been tested and therefore no warranty can be given or implied as to their working order. They should therefore be verified on survey by any prospective purchaser. All measurements are approximate.

Tenure - To be confirmed with a solicitor at point of sale.

Call Monitoring System - Please note that all our calls are recorded for monitoring and training purposes.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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