



Chawners Lodge Park Lane, Cheadle

£525,000 Freehold

Unlock the potential! A fabulous four bedroom detached house set on a fabulous 1.19 acre plot with endless opportunities! • Generous living accommodation throughout with living room, dining room, modern breakfast kitchen with ground floor bedroom and wet room. • Three bedrooms sit on the first floor with contemporary shower room. One of the bedrooms is currently set up as a living room showing the scope for multi generational living. • Outside the opportunities continue with scope to extend, add outbuildings or an annexe (STNPP) or even just enjoy the garden as it is. Ample parking with large gravelled driveway and garage. • Located just a stone's throw from the market town of Cheadle with an array of independent shops, pubs and amenities with good local schools and countryside on your doorstep!



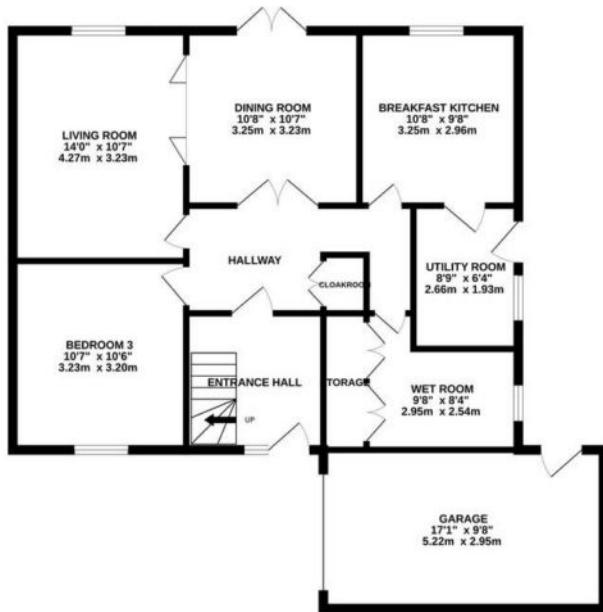
Unlock the potential, a rare opportunity awaits! Set within an impressive 1.19 acre plot on the desirable Park Lane in the heart of Cheadle, this detached four bedroom home offers a unique opportunity for those looking to take on a project and create something truly special. Tucked away, yet close to amenities, this property is brimming with potential and is ready for you to put your own stamp on. Enter through the front door and you will find generously proportioned rooms including a light living area with feature fireplace, bi-folding doors open into a dining room which has French doors leading out to the rear garden. A breakfast kitchen is fitted with cream shaker style cupboards and complimenting worktops with a breakfast bar complete with solid wood worktop, built in oven and gas hob with a useful utility room located just off. A downstairs bedroom is perfect for those of us needing extra space with a large wet room having ample storage space. The entrance hall is grand and leads to a staircase taking you up to the first floor. Upstairs you will find three bedrooms, two are generous doubles with one being used as a first floor sitting room with study area. A modern shower room completes upstairs. Each of the four bedrooms are well-sized, and there's scope to reconfigure or extend (subject to necessary planning permission) this home will suit a variety of living arrangements and family requirements. Outside, the expansive grounds provide a blank canvas perfect for keen gardeners, families in search of beautiful gardens to explore or even savvy developers with a vision. With over an acre of land, the opportunities are endless: from landscaped gardens and outdoor entertaining areas to potential for outbuildings, annexes or even future development (STNPP). Within the garden are 16 solar panels providing ample electricity for the home. Plenty of parking is on offer with a large gravel driveway and garage. Park Lane is a fabulous home situated within walking distance to Cheadle town centre where you will find an array of independent shops, local pubs, great schools and stunning countryside with walks right on your doorstep. This is a property that requires some modernisation, but for the right buyer it's the chance to transform into your forever home.



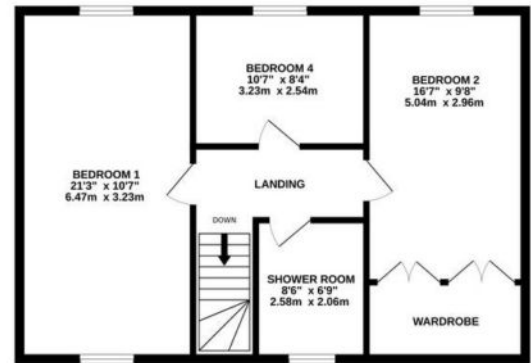
Unlock the potential, a rare opportunity awaits! Set within an impressive 1.19 acre plot .
Council Tax band: E
Tenure: Freehold
EPC Energy Efficiency Rating: B
EPC Environmental Impact Rating:



GROUND FLOOR
955 sq.ft. (88.7 sq.m.) approx.



1ST FLOOR
656 sq.ft. (60.9 sq.m.) approx.



TOTAL FLOOR AREA : 1610 sq.ft. (149.6 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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