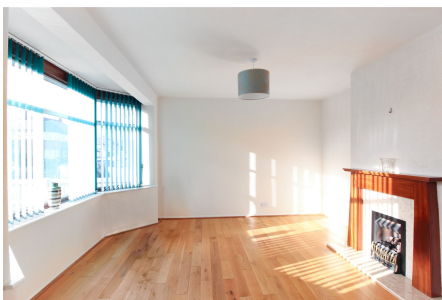


## 16 Alcester Road, Gatley, SK8 4PG

Offers Over £400,000

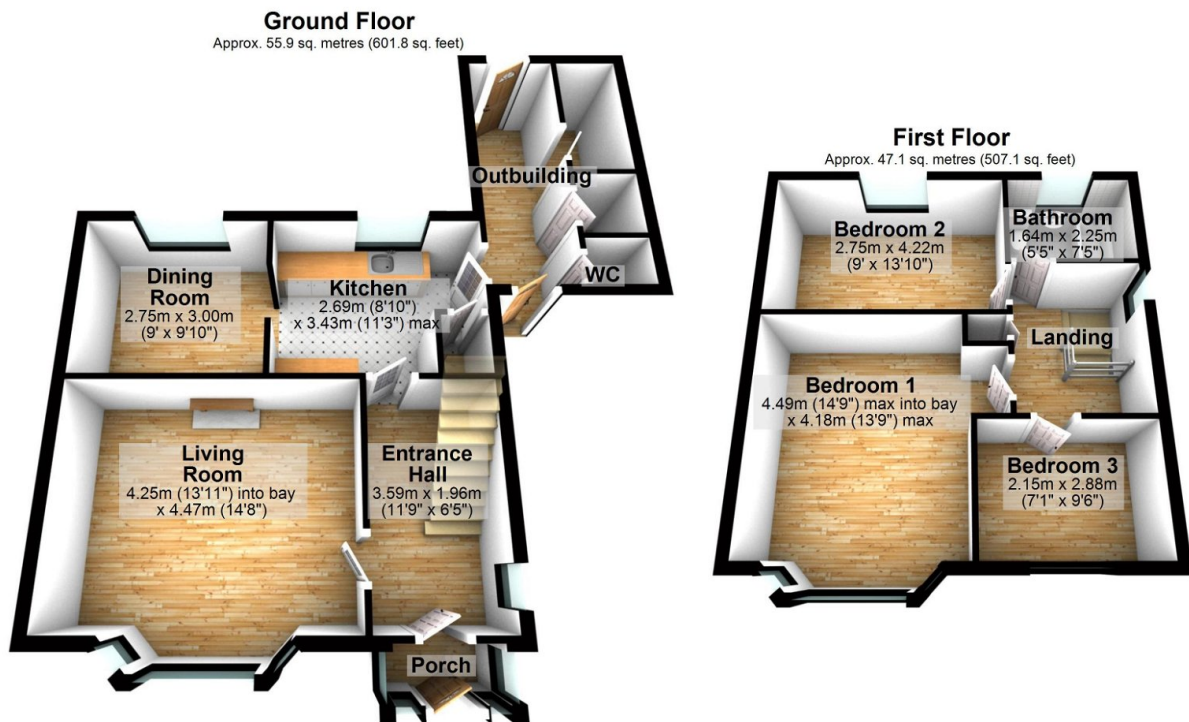
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Introducing a rare opportunity in a highly sought after location, this semi-detached family home, is perfectly situated within a short stroll of Gatley village, close proximity to good schools, train station, and access to the motorway network. Standing on an expansive plot with extensive gardens, this property holds the potential for a unique opportunity – the prospect of creating a single building plot with the requisite planning permissions. Though in need of some updating, this property offers three bedrooms, two reception rooms, a kitchen, and a bathroom. Other features include gas central heating and double glazing. With scope for extension and personalization, seize the chance to elevate this property into your dream home, adding substantial value along the way. Don't miss out on the endless possibilities.

## Key Features

- Semi detached family home in sought after location
- Great for commuters, with easy access to Manchester and the motorway
- Potential to create single building plot
- Kitchen and Bathroom
- Needs modernisation and updating
- Walking distance of Gatley village, station and popular schools
- Huge plot with expansive gardens & off road parking
- Three bedrooms and two reception rooms
- Range of outbuilding with potential for conversion
- Huge potential to develop and add value



Total area: approx. 103.0 sq. metres (1108.9 sq. feet)