



23 Whitegates Road, Cheadle, Greater Manchester, SK8 1EA

Price Guide £375,000

- Exciting Opportunity
- Potential To Add Value
- Four Bedrooms & Two Receptions.
- In Need Of Full Refurbishment
- Extended Family Sized Accommodation
- CASH BUYERS OR NICHE COMMERCIAL FINANCE BUYERS ONLY

23 Whitegates Road, Cheadle SK8 1EA

CASH BUYERS OR NICHE COMMERCIAL FINANCE BUYERS ONLY. Exciting Opportunity. Extended Four Bedroom Semi Detached Situated in Sought After Location. Two Reception Rooms. Good Sized Rear Garden. Backing on to Grange Park Playing Fields. In Need of Refurbishment.

 4  2  2  E

Council Tax Band: C



GATEWAY OF OPPORTUNITY

Whitegates is an attractive cul-de-sac populated by inter war homes with their distinctive brickwork and handsome bay windows.

This is a project to primarily suit a developer or investor as it is a refurbishment project, pretty much from start to finish, but as a four bedroom extended semi with one bedroom with ensuite, separate entertaining rooms and an integral garage, it has a world of potential. The home also sits in a substantial garden plot that backs onto public spaces, so not overlooked as a consequence.

The location sits in Cheadle village centre with its wonderful array of boutique shops, wine bars and restaurants as well as supermarkets. The schools in the area are also of excellent standing and nearby, whilst recreational facilities to suit all requirements are equally at hand. Most importantly for busy lives the access to the motorway, international airport and public transport makes it a true hotspot of huge significance as the forthcoming opening of the train station to add a final flourish to the attractions of the area.

Clearly it is an exciting opportunity to buy an affordable family home and create a truly memorable lifestyle.

Open Porch
Tiled floor, meter cupboard, door and windows to hall

Entrance Hall
Stairs to first floor, doors to lounge, sitting room and kitchen

Lounge
11'8" x 10'7"
Plus bay
Bay window to front elevation

Sitting Room
13'0" x 11'4"
Fireplace housing wood burner stove, open to dining room

Dining Kitchen
17'7" to 6'7" x 17'0" x 7'0"
'L' shaped room.
Window to rear, French doors opening onto rear garden. Door to inner hall

Inner Hall
Door to former garage, door to downstairs WC. Door to rear garden.

Former Garage
17'0" to 12'9" x 8'5" to 6'0"
Studded walls, two windows to the side elevation

Downstairs WC
Window to rear

First Floor
Stairs and Landing
Doors to all bedrooms and bathroom

Bedroom One
20'0" x 11'7" max
Windows to the front and rear elevations, door to ensuite

En-Suite
Window to the side elevation

Bedroom Two
12'5" x 11'4"
Bay window to the front elevation, loft hatch

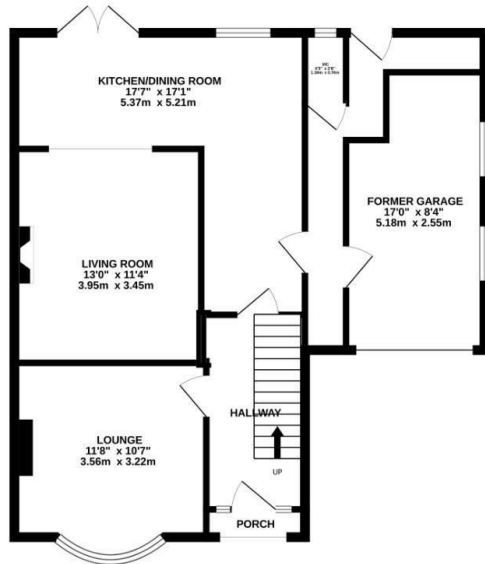
Bedroom Three
11'4" x 11'4"
Window to the rear

Bedroom Four
7'6" x 7'0"
Window to the front

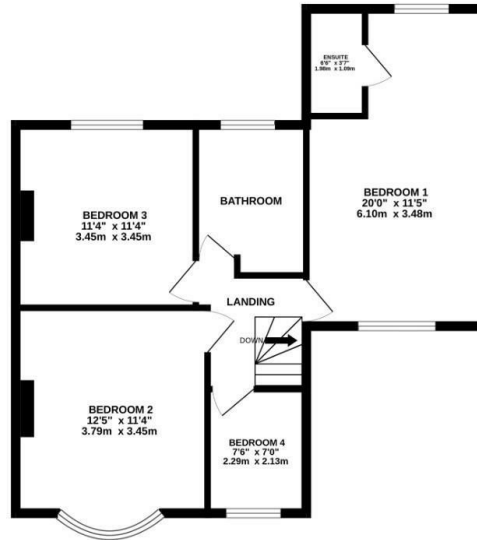
Bathroom
Window to the rear

Outside
Front : Mature trees and shrubs, off road parking
Rear : Good sized rear garden, well stocked with mature plants, flowers, shrubs and trees.
Backing on to Grange Park Playing Fields

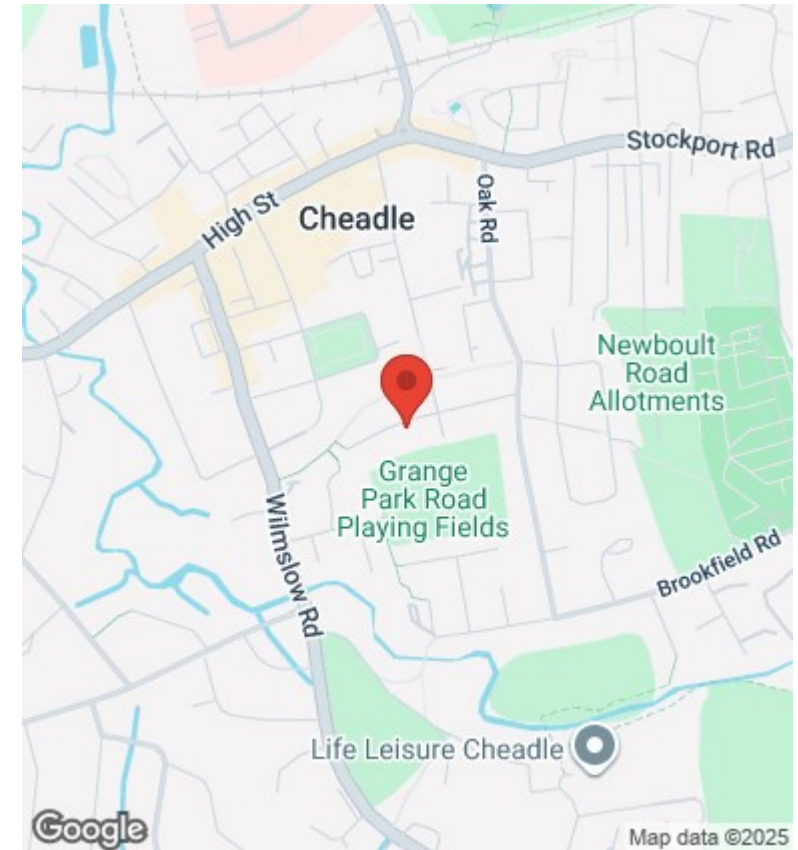
GROUND FLOOR



1ST FLOOR



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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Directions

Viewings

Viewings by arrangement only. Call 0161 432 0432 to make an appointment.

Council Tax Band

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC