



## 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 ONLY. Exciting Opportunity. Extended Four Bedroom Semi Detached Situated in Sought After Location. Two Receptions Room. Good Sized Rear Garden. Backing on to Grange Park Playing Fields. In Need of Refurbishment.



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

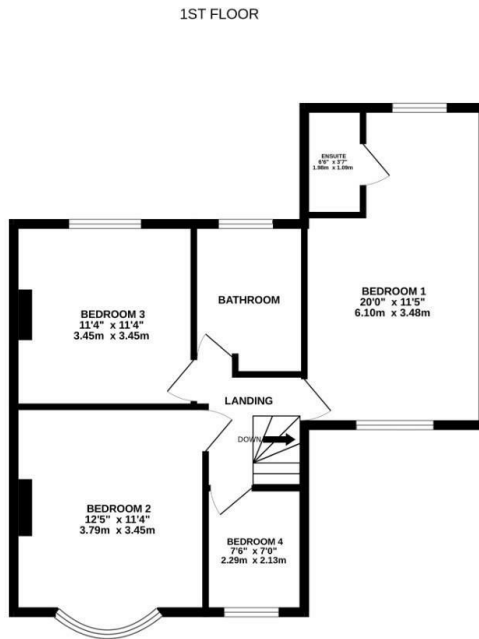
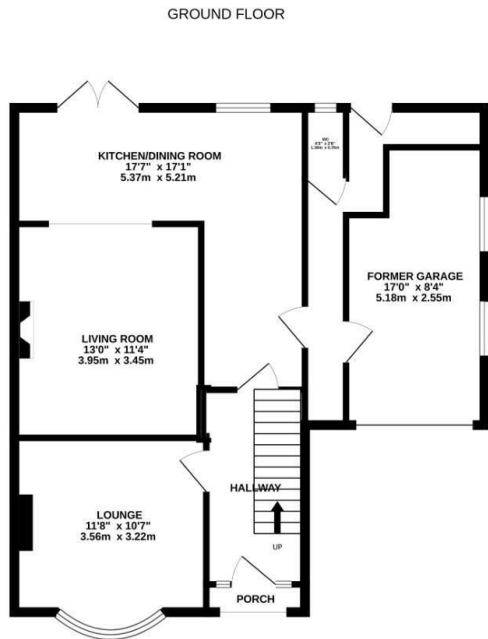
Window to the rear

#### 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



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
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			<b>73</b>
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>51</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	