

**OFFERED WITH NO CHAIN: ON
BEHALF OF TRUSTEES IN
BANKRUPTCY**

8/9 Bedroom detached house

46 Grasmere Road, Gatley, Cheadle,
SK8 4RS

OIRO £700,000

Property Features

-  Detached House
-  3 bathrooms
-  3,380 sq. ft.
-  8/9 bedrooms
-  Fantastic location -
[///rabble.proper.froze](http://rabble.proper.froze)
-  Large driveway
and rear garden



LANDWOOD
GROUP

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DESCRIPTION

Offered chain free!

The property offers the buyer a chance to acquire a substantial 8/9 bedroom detached house which is located in a sought after area. Extended in the past, the house provides any buyer with tremendous scope to use the space available to provide a unique family home, ideal for multi-generational living or creating a comfortable work from home environment.

The ground floor offers an entrance hall, large full width kitchen, dining room, WC and a further 4 reception rooms, the first floor provides a landing, shower room and 7 bedrooms and the attic space has been converted to provide a further 2 bedrooms (note one of these accessed through the main bedroom, so could be used as a large dressing room) and an en-suite bathroom.



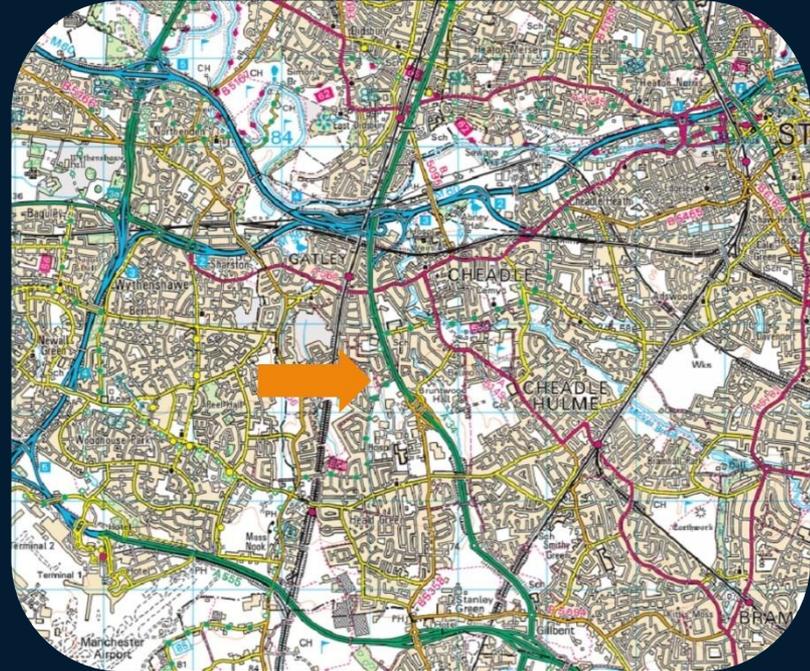
Settle into Your SURROUNDINGS

LOCATION

The property lies in a highly sought-after area on the popular Lakes Estate.

Within 0.75 mile are local amenities such as the David Lloyd Leisure Club, Sainsbury's and the centre of Gateley village and slightly further afield is Cheadle village centre. The area has highly rated primary and secondary schools and Gatley Carrs nature reserve and Bruntwood Park provide beautiful green spaces within walking distance.

Connectivity is a major advantage. Gatley train station is close by, with frequent services reaching Manchester Piccadilly in just 13–17 minutes. The M60 is moments away for easy drives to Stockport, Altrincham, or central Manchester, and Manchester Airport is within 3 miles.



TENURE INFORMATION

Freehold title number GM663427.

ACCOMMODATION

For room dimensions see attached floor plan.

OUTSIDE

Block paved driveway with room to park several cars, together with a low maintenance rear garden/yard.

PRICE

Offers in the region of £700,000.

LEGAL COSTS

Each party will be responsible for their own legal costs.

VIEWINGS

Strictly by appointment.

VIRTUAL TOUR

<https://www.madesnappy.co.uk/tour/1g470g2792d>

EPC

Energy Asset rating is TBC.

Council Tax

Band F - payable 2025 to 2026 is £3,575.44.



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COLMAN BERNARD

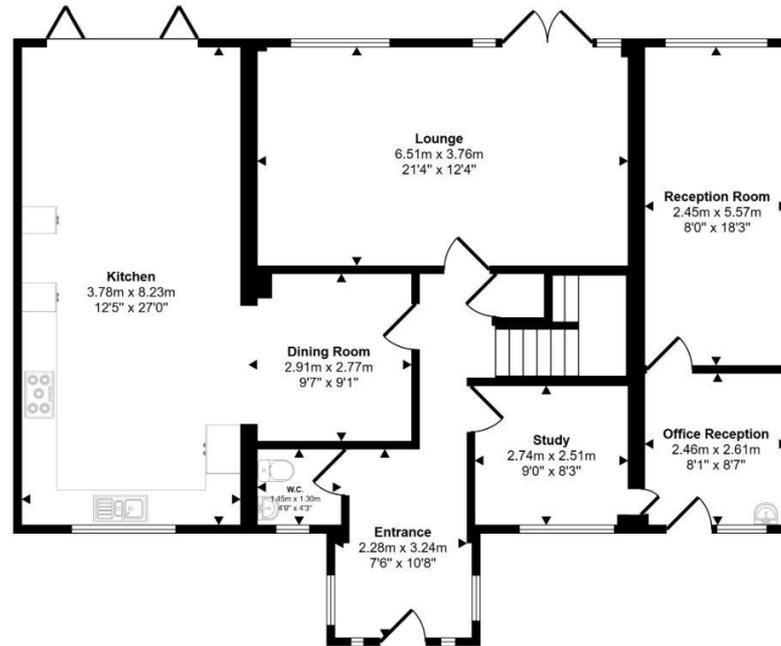
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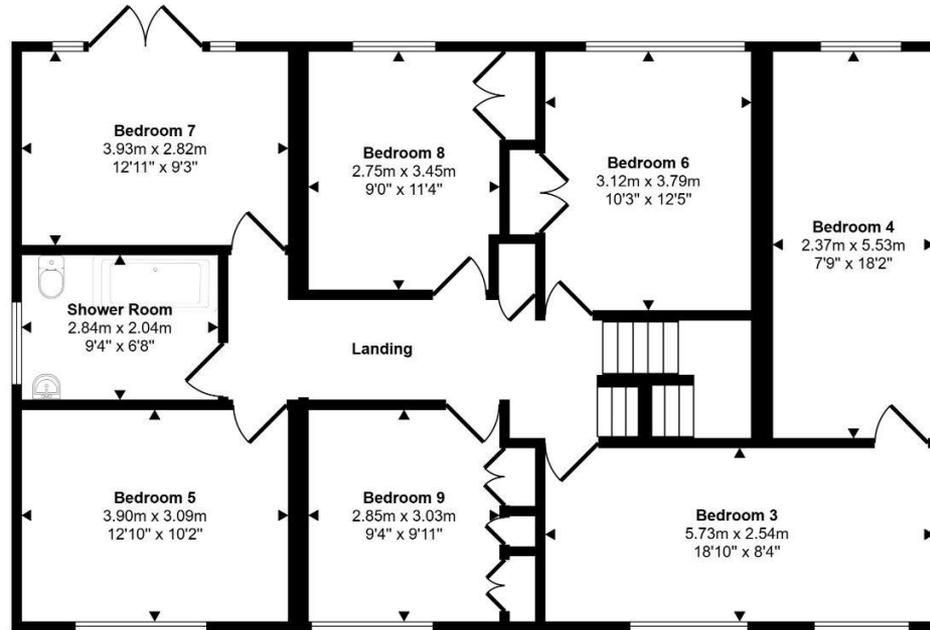


Ground Floor

Approx 115 sq m / 1240 sq ft

 Denotes head height below 1.5m

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

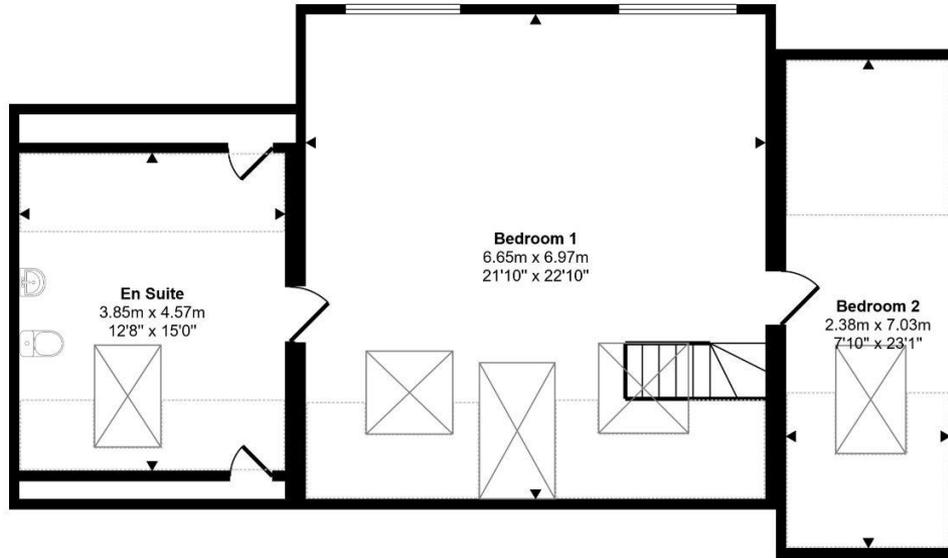


First Floor

Approx 111 sq m / 1193 sq ft

 Denotes head height below 1.5m

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Second Floor

Approx 88 sq m / 947 sq ft

 Denotes head height below 1.5m

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