



Andrew J.
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Independent Estate Agents

Barcheston Road, Cheadle

Offers In Region Of £635,000

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- Ideal For Developers or Self-build buyers seeking a Premium project.
- Peaceful and Private Setting in a Highly Desirable Residential Area.
- Excellent Transport Links to Manchester City Centre and Airport.
- No Onward Vendor Chain
- Tenure - TBC / EPC - E / Council Tax Band - G
- Generous plot of Approximately 0.16 of an acre.
- Potential for 4–6 bedrooms, Spacious Living Areas, and Premium Amenities.
- Close to Top-Rated Schools, Boutique Shops, and Local Dining
- Extensive Refurbishment Required Throughout



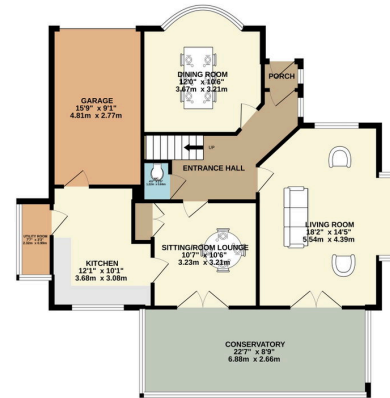
FULL PLANNING PERMISSION GRANTED FOR AN EXECUTIVE 6 BEDROOM DETACHED HOME.

An exciting opportunity to create a luxury detached family home in one of Cheadle's most prestigious and sought-after locations. The site offers excellent potential for a bespoke, high-end residence with full planning permission granted to create a home extending to well over 2000 sq ft. Barcheston Road is one of Cheadle's premier roads with an abundance of shops, bars and restaurants within easy reach in addition of a number of local private and secondary schools.

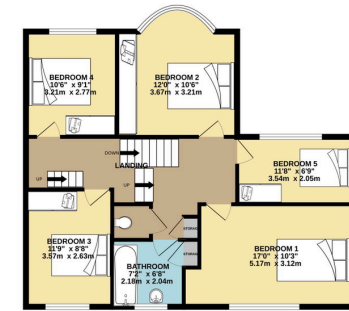




GROUND FLOOR
1074 sq.ft. (99.9 sq.m.) approx.

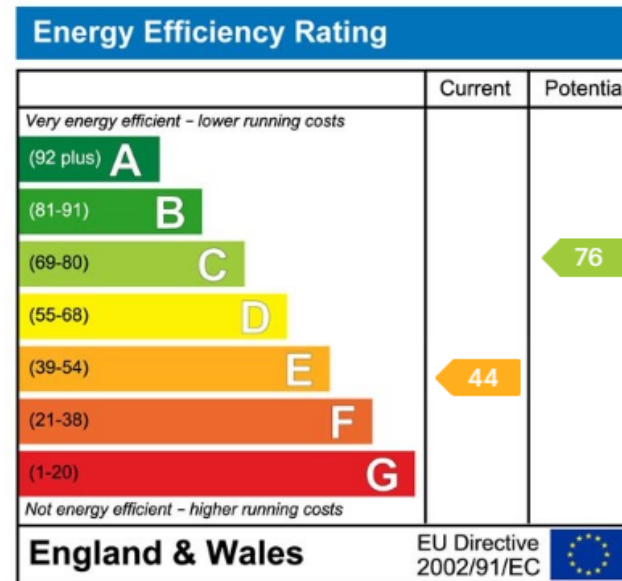


1ST FLOOR
790 sq.ft. (73.4 sq.m.) approx.



TOTAL FLOOR AREA: 1865 sq.ft. (173.2 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the Brochure contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be checked 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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