



5 Wilcott Road, Gatley

£399,995

3 1 2



This three-bedroom semi-detached property, located in the desirable Gatley area, offers an exciting opportunity for renovation, allowing you to create your ideal home in a fantastic location.

The property boasts a superb location with excellent transport links nearby, making commuting and exploring the wider area convenient. You'll find a selection of local amenities, shops, and green spaces within easy reach, offering a blend of convenience and outdoor enjoyment.

Upon entering, you are greeted by a welcoming entrance that leads through to two versatile reception rooms. These spaces offer a flexible layout, ready for you to reimagine and modernise to suit your lifestyle.

The first floor hosts three well-proportioned bedrooms, providing comfortable accommodation ripe for updating. These rooms are served by a bathroom, offering the potential for a contemporary redesign.

Externally, the property benefits from a private driveway, providing convenient off-road parking. To the rear, you'll discover a great garden, offering ample space for outdoor living, gardening projects, and enjoying the fresh air.

Agents Notes:

Material Information Part A:

Council Tax: C

Tenure - Leasehold

Material Information Part B:

Property Type: Semi Detached Home

Number of Rooms: Please refer to Floorplan for the number

Electricity Supply: Mains supply



KITCHEN
11'3" x 9'5"
3.44m x 2.90m

LOUNGE
13'7" x 11'2"
4.65m x 3.41m

DINING ROOM
13'3" x 11'5"
4.04m x 3.41m

ENTRANCE HALL
UP

OUTDOOR PORCH

BATHROOM
7'4" x 9'3"
2.24m x 2.06m

LANDING
DOWN

BEDROOM
13'5" x 10'5"
4.06m x 3.17m

BEDROOM
7'7" x 6'9"
2.31m x 2.06m

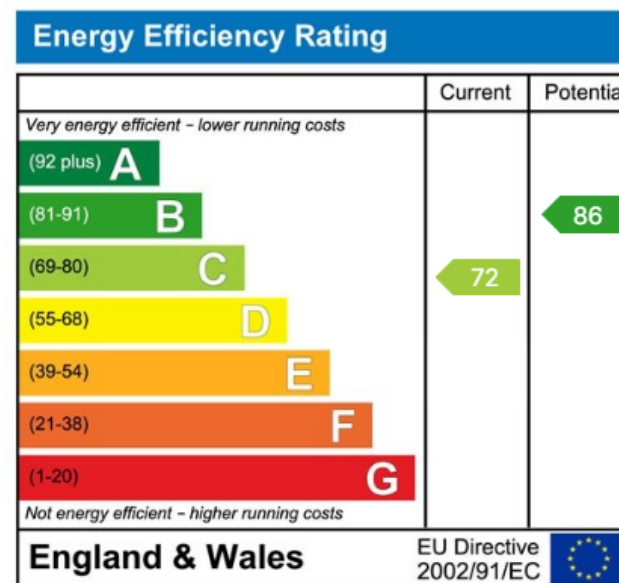
BEDROOM
11'1" x 10'5"
4.24m x 3.17m

TOTAL FLOOR AREA : 929 sq.ft. (86.3 sq.m.) approx.

While 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 is given as to their operability or efficiency can be given.



- Close to Gatley Village
- Chain Free
- EPC - C
- Council Tax - C
- Large garden
- Scope for extensions subject to planning permission
- Needs renovating
- Offered for sale with no onward chain, making for a straightforward purchase.
- Leasehold



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