



45 Larkhill Road

Cheadle Hulme, Stockport

Asking Price £200,000

GASCOIGNE HALMAN
THE AREA'S LEADING ESTATE AGENCY



45 Larkhill Road

Cheadle Hulme, Cheadle

Three-bedroom semi-detached house with no vendor chain, off-road parking, and excellent potential for modernisation. Convenient location near schools, amenities, and transport links. Council Tax band: B

Tenure: Freehold

- No vendor chain
- In need of modernisation throughout
- Excellent potential
- Driveway for off road parking
- Large rear garden
- Popular and convenient residential location





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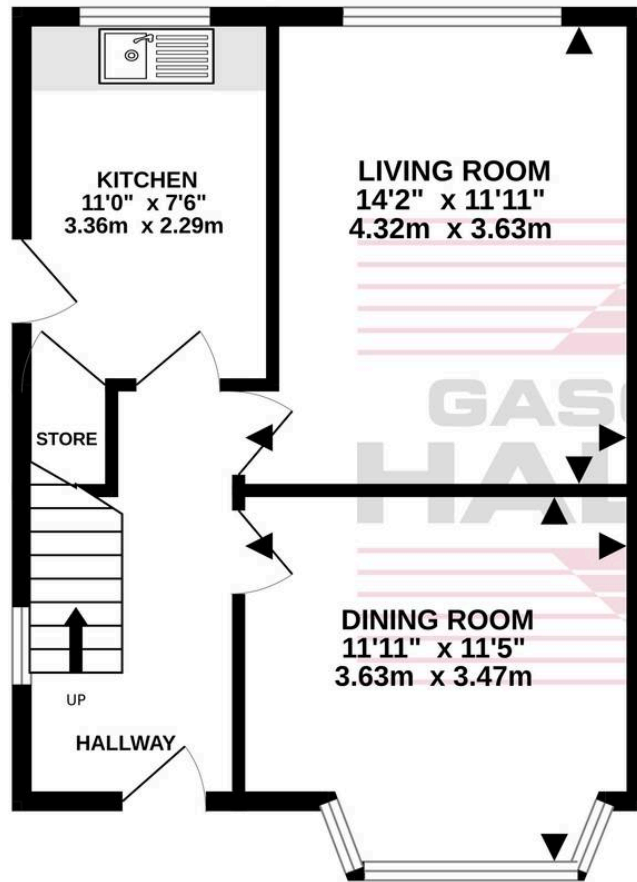
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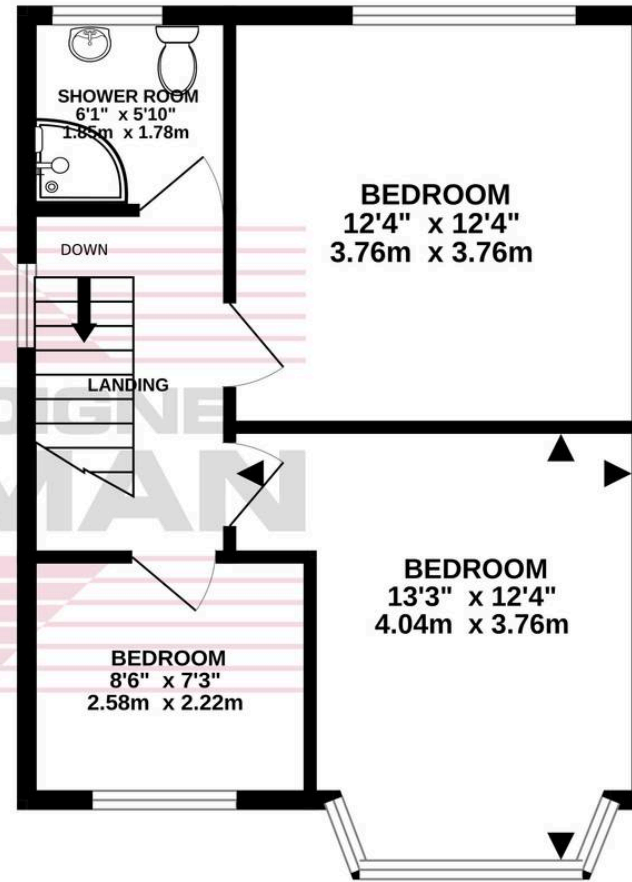
Welcome to this three-bedroom semi-detached house, perfectly positioned in a popular and convenient residential location, offering an exciting opportunity for buyers seeking a home with excellent potential. Benefitting from no vendor chain, this property provides a straightforward purchase process and the chance to put your own stamp on a home that is ready for modernisation throughout. As you step inside, you are greeted by well-proportioned rooms that offer a blank canvas for your creative vision. The ground floor features an entrance hall, leading to a bay fronted dining room that enjoys ample natural light. The separate living room overlooks the garden to the rear, while the kitchen offers scope for redesign and improvement to suit your lifestyle needs. Upstairs, the property provides three comfortable bedrooms, all of a good size, providing plenty of space for a growing family. The family bathroom is also located on this level, ready for updating. Practical features include a driveway for off-road parking. The property's location is a key highlight, with easy access to local amenities, reputable schools, and transport links that make commuting and daily errands straightforward. This is a fantastic opportunity for those looking to create a personalised home with the scope to add value through refurbishment. Whether you are a first-time buyer, a family seeking more space, or an investor searching for a promising project, this property offers the perfect foundation to realise your ambitions. Early viewing is highly recommended to appreciate the possibilities this home presents.



GROUND FLOOR
448 sq.ft. (41.6 sq.m.) approx.



1ST FLOOR
448 sq.ft. (41.6 sq.m.) approx.



TOTAL FLOOR AREA : 895 sq.ft. (83.2 sq.m.) approx.

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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Gascoigne Halman Cheadle

Gascoigne Halman, 91 High Street - SK8 1AA

0161 428 1118 • cheadle@gascoignehalman.co.uk • www.gascoignehalman.co.uk/