



5 Cranston Grove, Gatley

Stockport

£325,000

**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY



5 Cranston Grove

Gatley, Cheadle

Three bedroom semi in a sought after cul de sac near Gatley Primary. Needs full modernisation. No chain. Great project for investors or families. Close to amenities and transport links.

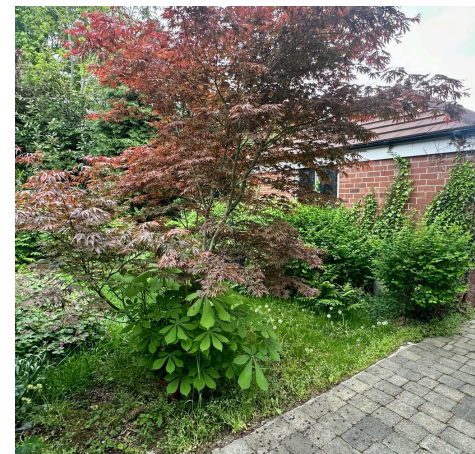
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- No chain
- Perfect for a project or investors
- In need of full modernisation
- Great location
- Cul de sac location
- Close to gatley primary school
- Sold as seen



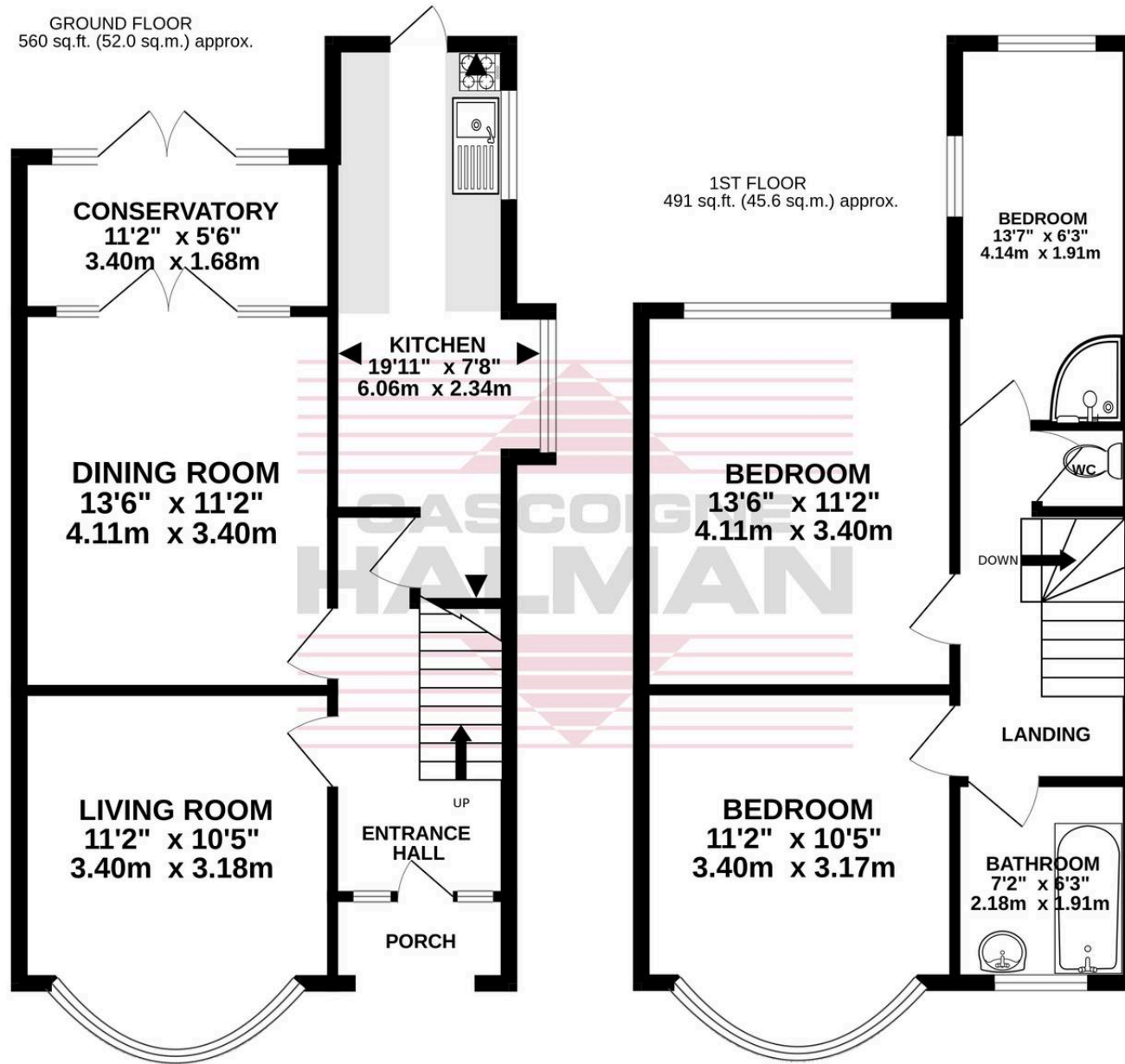
5 Cranston Grove

Gatley, Stockport

Offered to the market with no onward chain, this three bedroom semi detached house presents a fantastic opportunity for investors or those seeking a project. Situated in a sought after cul de sac location, the property is ideally placed within close proximity to Gatley Primary School and local amenities, making it an attractive prospect for families and professionals alike. The interior is in need of full modernisation, providing the perfect blank canvas for buyers to create a home tailored to their tastes and requirements. The ground floor comprises a spacious living area, a kitchen with scope for redesign, and a separate dining space (subject to any necessary consents). Upstairs, there are three well proportioned bedrooms and a family bathroom. The property is sold as seen, allowing purchasers to realise its full potential. With strong transport links and a desirable position in a popular residential area, this home offers significant scope for improvement and value enhancement. Early viewing is recommended to appreciate the possibilities this property presents.



GROUND FLOOR
560 sq.ft. (52.0 sq.m.) approx.



1ST FLOOR
491 sq.ft. (45.6 sq.m.) approx.

CONSERVATORY
11'2" x 5'6"
3.40m x 1.68m

KITCHEN
19'11" x 7'8"
6.06m x 2.34m

DINING ROOM
13'6" x 11'2"
4.11m x 3.40m

LIVING ROOM
11'2" x 10'5"
3.40m x 3.18m

ENTRANCE HALL

PORCH

BEDROOM
13'6" x 11'2"
4.11m x 3.40m

BEDROOM
11'2" x 10'5"
3.40m x 3.17m

BEDROOM
13'7" x 6'3"
4.14m x 1.91m

WC

DOWN

LANDING

BATHROOM
7'2" x 6'3"
2.18m x 1.91m

TOTAL FLOOR AREA : 1050 sq.ft. (97.6 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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