



56 Grange Avenue

Cheadle Hulme, Stockport

Asking Price £450,000

**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY



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Cheadle Hulme, Stockport

A spacious, three-bedroom semi, in Cheadle Hulme with rear extension, bay dining room, driveway, garden, and no chain. Near top schools and transport links. Ideal for families seeking to modernise.

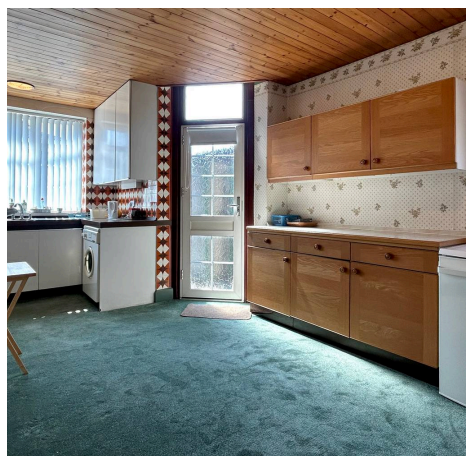
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: TBC

EPC Environmental Impact Rating: TBC

- No vendor chain.
- Extended to rear.
- Charming 1930's semi situated in a popular part of Cheadle Hulme.
- In need of modernisation & cosmetic improvement.
- Close to sought after primary & secondary schools.
- Three well proportioned bedrooms.
- Driveway & detached garage to the rear.
- Lawned rear garden with a south east aspect.





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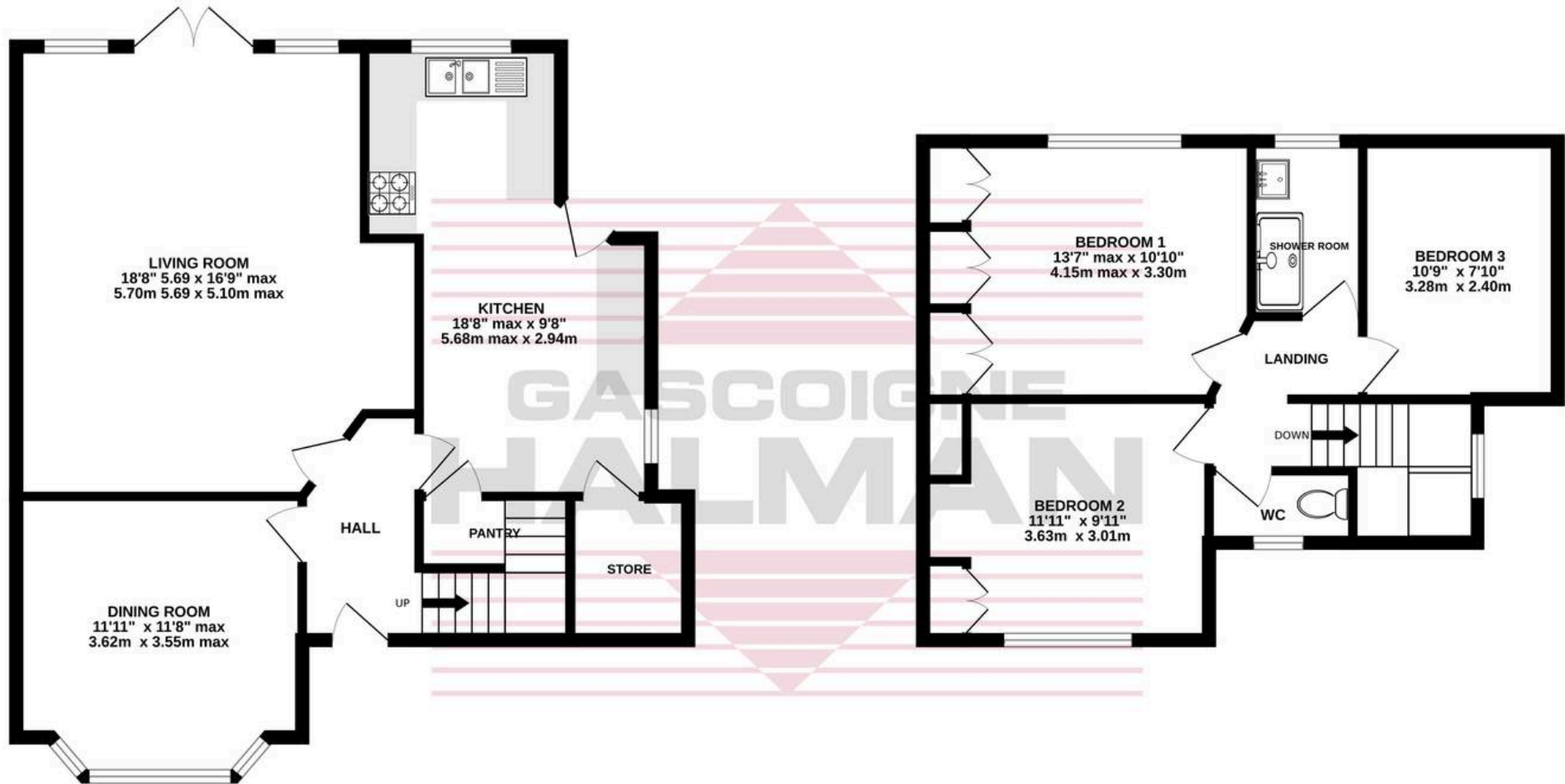
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Welcome to this charming three-bedroom semi-detached home, ideally positioned in a sought-after area of Cheadle Hulme and offered with no vendor chain. This spacious 1930s property has been extended to the rear, providing an excellent foundation for those seeking to create their dream family residence. Upon entering, you are greeted by a welcoming hallway that leads to a bay fronted dining room, perfect for relaxing or entertaining guests. The rear extension has created a versatile family room, offering ample space for every-day living with patio doors leading out to the rear garden. The kitchen, while in need of modernisation, presents a practical layout with scope for redesign to suit contemporary tastes. Upstairs, the property boasts three well-proportioned bedrooms, each providing comfortable accommodation in addition to a tiled shower room and separate WC. Other notable features include a driveway for off-road parking and a detached garage to the rear, offering additional storage or workshop potential. There is a generous lawned garden with a south east aspect, paved patio and even a greenhouse for green fingered enthusiasts. The property is ideally located within close proximity to highly regarded primary and secondary schools, making it a perfect choice for families. Excellent transport links are nearby, ensuring convenience for commuters and easy access to local amenities, shops, and leisure facilities. With its generous proportions, flexible layout, and prime location, this delightful semi-detached house is brimming with potential and awaits a new owner to modernise and make it their own.



GROUND FLOOR
691 sq.ft. (64.2 sq.m.) approx.

1ST FLOOR
468 sq.ft. (43.4 sq.m.) approx.



TOTAL FLOOR AREA : 1159 sq.ft. (107.7 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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