



Grove Lane, Cheadle Hulme, SK8 7NG

£395,000

**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY

Charming two double bedroom semi-detached cottage with no chain, off-road parking, single detached garage, and scope to modernise or extend (STPP). To the rear is a fabulous large private garden whilst the property offers convenient transport links, excellent local Schools and easy access to retail parks. No Onward Chain

Council Tax Band: D

Tenure: Freehold

EPC Rating: E

- No Onward Chain
- Two Double Bedroom Semi Detached Cottage
- Bay Fronted Living Room & Open Plan Kitchen Diner Overlooking Rear Garden
- Spacious Driveway Providing Ample Parking & Single Detached Garage
- Delightful Large Rear Garden With Private Patio Area
- Potential To Develop & Extend (STPP)
- In Need Of Selective Modernisation
- Easy Access To Wilmslow Handforth By-Pass Providing Excellent Transport Links
- Convenient Access To Stanley Green & Handforth Dean Retail Parks & Five Minute Drive To Bramhall Village
- Ideal For First Time Buyers, Investors & Anyone Looking To Downsize





This charming two double bedroom semi detached cottage is offered to the market with no onward chain and presents an exciting opportunity for first time buyers, investors or those seeking to downsize. The property is ideally situated with easy access to the Wilmslow Handforth By-Pass, providing excellent transport links, and is conveniently located close to Stanley Green and Handforth Dean Retail Parks, with Bramhall Village just a five minute drive away. Internally, the home features a welcoming bay fronted living room with dual aspect windows that create a bright and airy atmosphere, complemented by an open plan kitchen diner overlooking the rear aspect, which is perfect for both every-day living and entertaining. The accommodation comprises two generously sized double bedrooms, each offering ample space for furnishings and storage. The property is in need of selective modernisation, providing the perfect canvas for buyers to put their own stamp on the home and realise its full potential. There is also scope to develop and extend, subject to the necessary planning permissions (STPP), making this a fantastic opportunity for those looking to add value or create additional living space. Further benefits include a spacious driveway that provides ample off road parking, along with a single detached garage for secure storage or additional parking needs. The property's layout is both practical and versatile, catering to a variety of lifestyles and requirements. With its combination of character features, generous proportions and scope for improvement, this delightful cottage represents an excellent investment in a highly sought after location.

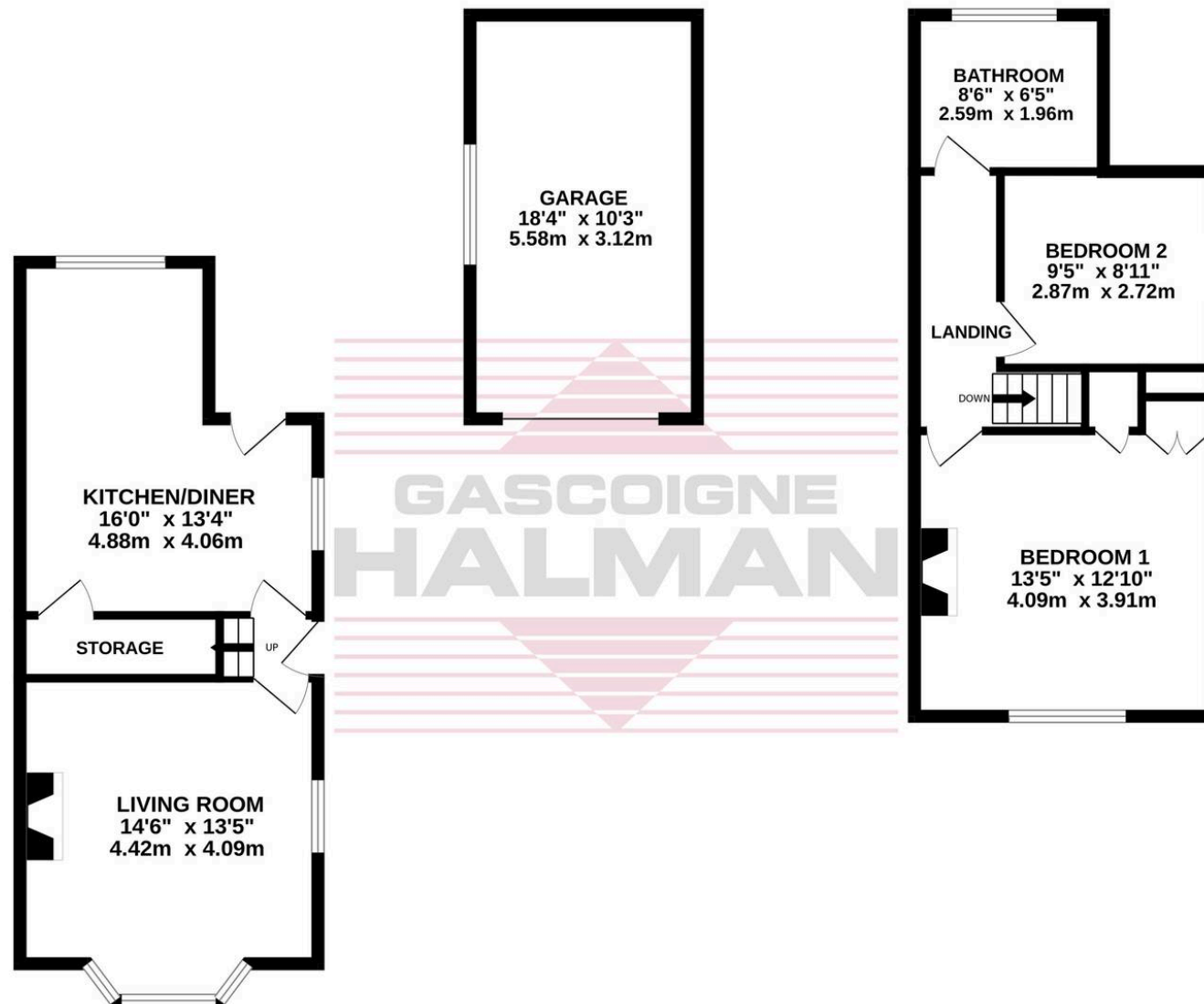






GROUND FLOOR
587 sq.ft. (54.5 sq.m.) approx.

1ST FLOOR
388 sq.ft. (36.1 sq.m.) approx.



TOTAL FLOOR AREA : 975 sq.ft. (90.6 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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