



47 Wilmslow Road
Cheadle SK8 1HG
£725,000

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47 Wilmslow Road Cheadle SK8 1HG

£725,000

A re-development opportunity NOT TO BE MISSED. A Substantial FREEHOLD, Corner Sited, Three Bedroom Detached with Two Driveways, and planning permission to extend over three floors.

Planning Permission was granted on 4th December 2024. Application Number DC/093897 to greatly extend and remodel this property in adherence to Georgian architecture offering almost 5000 square foot of elegant living space arranged over three floors encompassing 5 bedrooms, a gym, study and library. The plans show a truly fine home designed to meet modern day living standards.

The property lies close to Cheadle Village, Transport, and the superstores on the A34 bypass. Within a few miles are both the M56/M60 Motorways, Manchester International Airport and other centres such as Cheadle Hulme, Bramhall, Heald Green, and Gatley.

Cheadle Village offers a good selection of shops, bars, restaurants and cafe's. The beautifully redesigned property will provide a fantastic home once the project is completed by a fortunate buyer.

- Three Double Bedrooms
- Gas Central Heating
- PVCU Double Glazing
- Large Attached Garage/Car Port
- Three Reception Rooms
- Conservatory
- Two Baths (one En-Suite)
- Two Driveways
- PLANNING PERMISSION TO EXTEND
- NO ONWARD CHAIN

Entrance Porch

Hallway
11'9" x 13'9" to 6'6"
Storage Cupboard

Sitting Room
12'6" x 11'9"
Multi Fuel Stove

Lounge with Inglenook
15'10" x 14'9"
Double Doors to:

Breakfast Room
11'4" x 8'1" into kitchen
Glazed Double Doors to Conservatory
PVCU Double Glazed French Doors to Side

Kitchen
13'4" x 11'9"
Part Tiled Walls
Fitted Units, Appliances and Granite WorkTops

Utility Room
10'8" x 8'
Part Tiled Walls, Fitted Units, Gas Boiler, Double Glazed Rear Door

Conservatory
10'10" x 10'1"
PVCU Double Glazed French Doors

Downstairs WC
10'8" x 2'5"
Tiled Walls, White Suite

Landing
Storage Cupboard

Bedroom One
15'10" x 12'8'
Fitted Wardrobes
En-Suite Shower Room/WC/Wash Basin

Bedroom Two
15'9" x 11'9"
Fitted Wardrobes

Bedroom Three
11' 10" x 8'8"

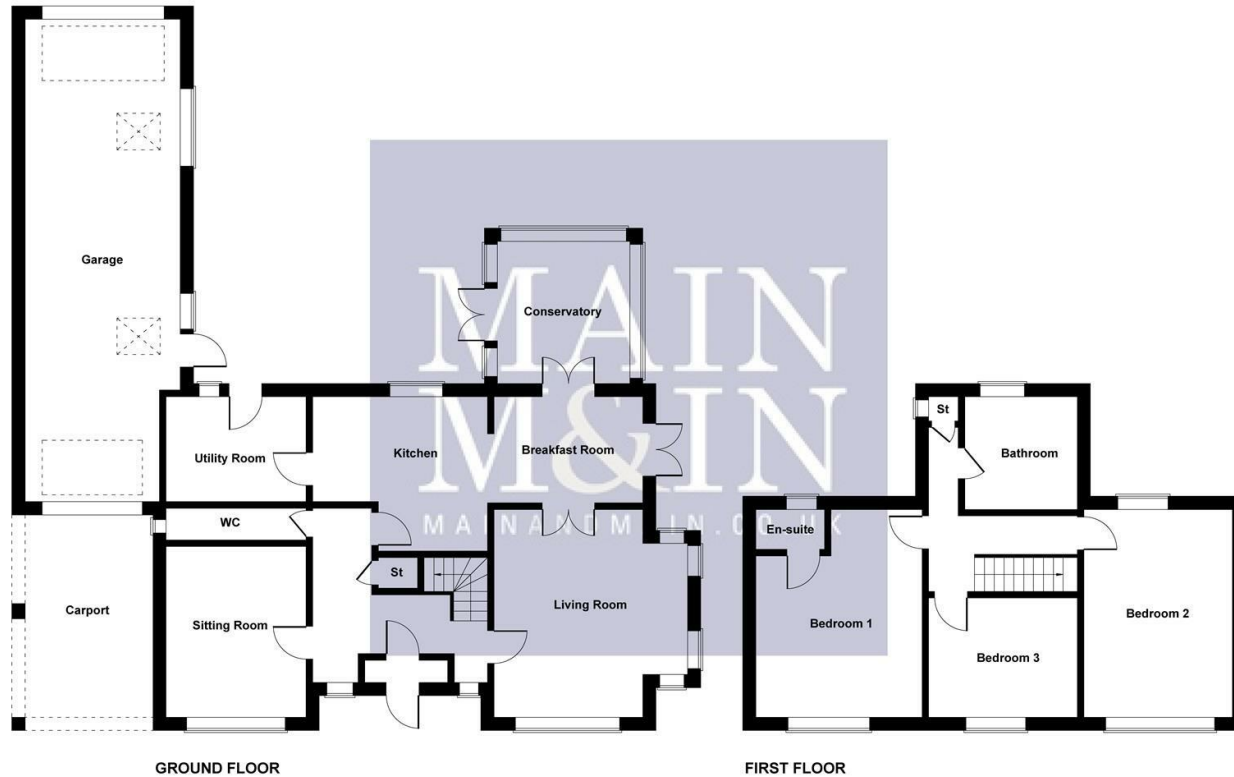
Bathroom/WC
8'7" x 8'7"
Tiled Walls, White Suite to include Shower Cubicle

Outside
Attached Garage 36'9" x 11'10"
2 Velux Sky Lights, Up and Over Doors either end.
Car Port
Detached Garage - access from side road.
Gardens front and rear, driveway, tress, shrubs, patio, walling, lawn.

Tenure: Freehold
Council Tax: SMBC F



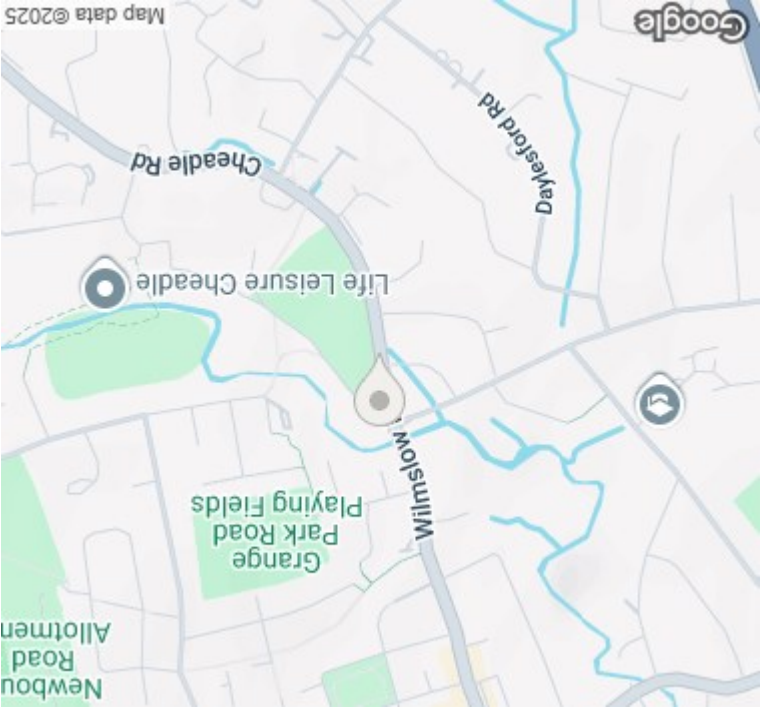
Ashtree House



Not to Scale. Produced by The Plan Portal 2025
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To view this property call Main & Main on 0161 437 1338



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NB - The services, appliances and heating systems have not been tested and therefore no warranty can be given or implied as to their working order. They should therefore be verified on survey by any prospective purchaser. All measurements are approximate.

Tenure - To be confirmed with a solicitor at point of sale.

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Energy Efficiency Rating	
EU Directive 2002/91/EC	England & Wales
Very energy efficient - lower running costs	Very environmentally friendly - lower CO2 emissions
(92 plus) A	(92 plus) A
(81-91) B	(81-91) B
(69-80) C	(69-80) C
(55-68) D	(55-68) D
(39-54) E	(39-54) E
(21-38) F	(21-38) F
(1-20) G	(1-20) G
Not energy efficient - higher running costs	Not environmentally friendly - higher CO2 emissions
Current	Potential
44	71

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