



47 Wilmslow Road  
Cheadle SK8 1HG  
Offers Around £750,000

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# 47 Wilmslow Road

## Cheadle SK8 1HG

### Offers Around £750,000

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

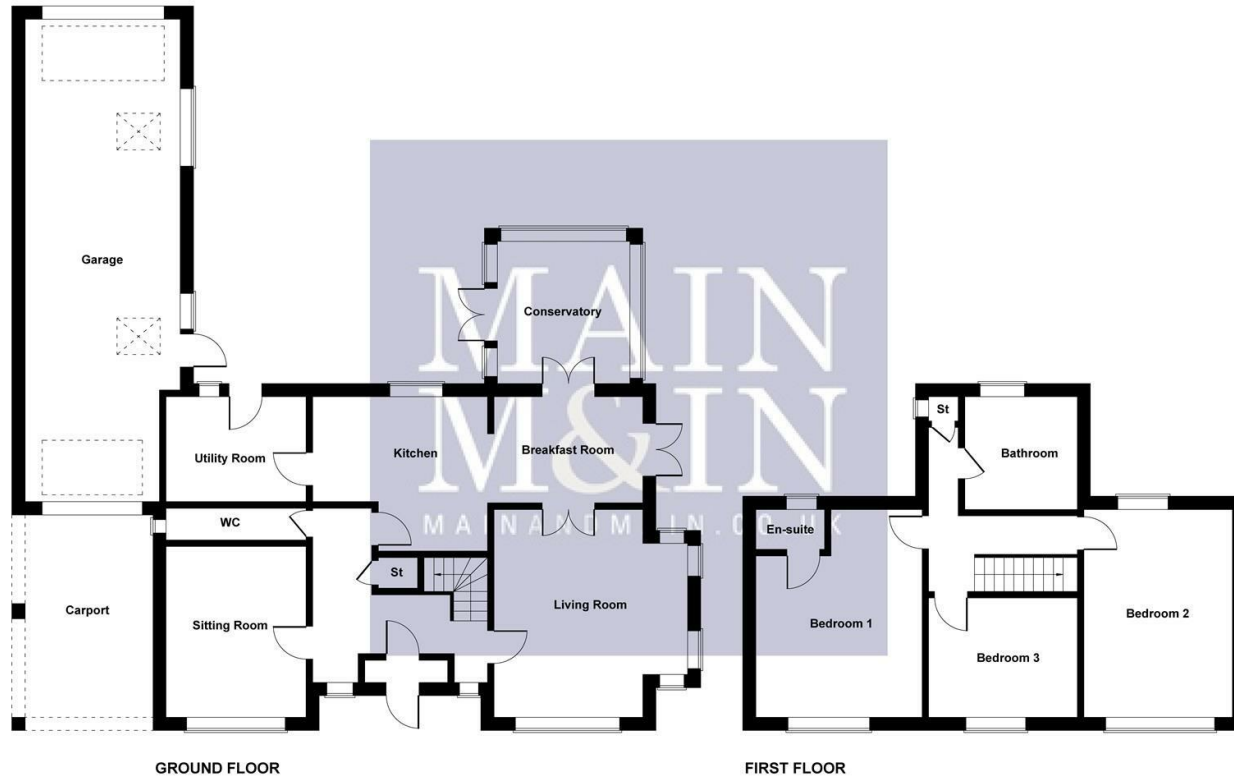
Outside  
Attached Garage 36'9" x 11'10"  
2 Velux Sky Lights, Up and Over Doors either end.  
Car Port  
Detached Garage - access from side road.  
Gardens front and rear, driveway, tress, shrubs, patio, walling, lawn.

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.  
Call Monitoring System - Please note that all our calls are recorded for monitoring and training purposes.

England & Wales		
EU Directive 2002/91/EC		
Energy Efficiency Rating		
Not energy efficient - higher running costs		
G	(1-20)	
F	(21-30)	
E	(31-40)	
D	(41-50)	
C	(51-60)	
B	(61-80)	
A	(81-100)	
Very energy efficient - lower running costs		
Current	Potential	

England & Wales		
EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
G	(1-20)	
F	(21-30)	
E	(31-40)	
D	(41-50)	
C	(51-60)	
B	(61-80)	
A	(81-100)	
Very environmentally friendly - lower CO <sub>2</sub> emissions		
Current	Potential	

