



80 Grasmere Road
Gatley SK8 4RS
Offers Over £525,000

MAIN
M&IN

SALES · LETTINGS · AUCTIONS

MAINANDMAIN.CO.UK



80 Grasmere Road Gatley SK8 4RS

Offers Over £525,000

Available with no onward chain, this impressive detached house offers spacious and versatile accommodation which will suit the needs of family purchasers in particular. The property forms part of a well-established, sought-after residential area which is convenient for access to schools, transport links and amenities.

The accommodation comprises: Covered entrance porch, wide reception hallway and an entrance hall which opens to a large living room with doors to the garden. The room opens to a dining room. There is a fitted breakfast kitchen which has a range of inbuilt appliances. There are two double bedrooms to the front of the property, with a fitted shower room/WC.

The principal bedroom is located to the first floor at the rear of the house, with a walk-in wardrobe and a vanity room with sink unit. The second bedroom also has deep storage cupboards into the eaves. There is a family bathroom with white suite and a separate WC.

There are two large attached garages which provide generous storage space, but could suit conversion into additional accommodation, subject to meeting the current building regulations. Many of the nearby homes have been significantly extended and upgraded in recent years.

The property stands behind a garden area with a wide driveway providing off road parking space. To the rear is a pleasant enclosed garden with a central lawn, decorative border and seating area.

Grasmere Road forms part of a highly sought-after residential area, popular due to the convenience of the location: Transport links, amenities and schools for all age groups are easily accessible.

- Gas Central Heating
- PVCU Double Glazing
- Versatile Spacious Accommodation
- Significant Potential for Extension/Conversion (STP)
- Sought-after Location
- Double Driveway & Two Garages
- Gardens
- No Onward Chain

Tenure: Freehold
Council Tax: Stockport F

Entrance Hallway
7'11 x 7'9
With door to rear hallway with access to Garage.

Inner Hallway
5'11 x 16'7
Open to:

Living Room
20'2 x 12'2
Open to:

Dining Room
9'1 x 10'1

Breakfast Kitchen
12'11 x 10'0

Bedroom
10'1 x 8'10
Fitted Units

Bedroom
12'6 x 12'7

Shower Room/WC
6'0 x 6'10

First Floor Landing
Cupboard housing boiler. Access to loft.

Bedroom One
13'11 x 14'11
Walk-in wardrobe. Eaves storage. Door to:

Powder Room
3'2 x 4'8

Bedroom Two
12'8 x 13'11
Plus eaves storage.

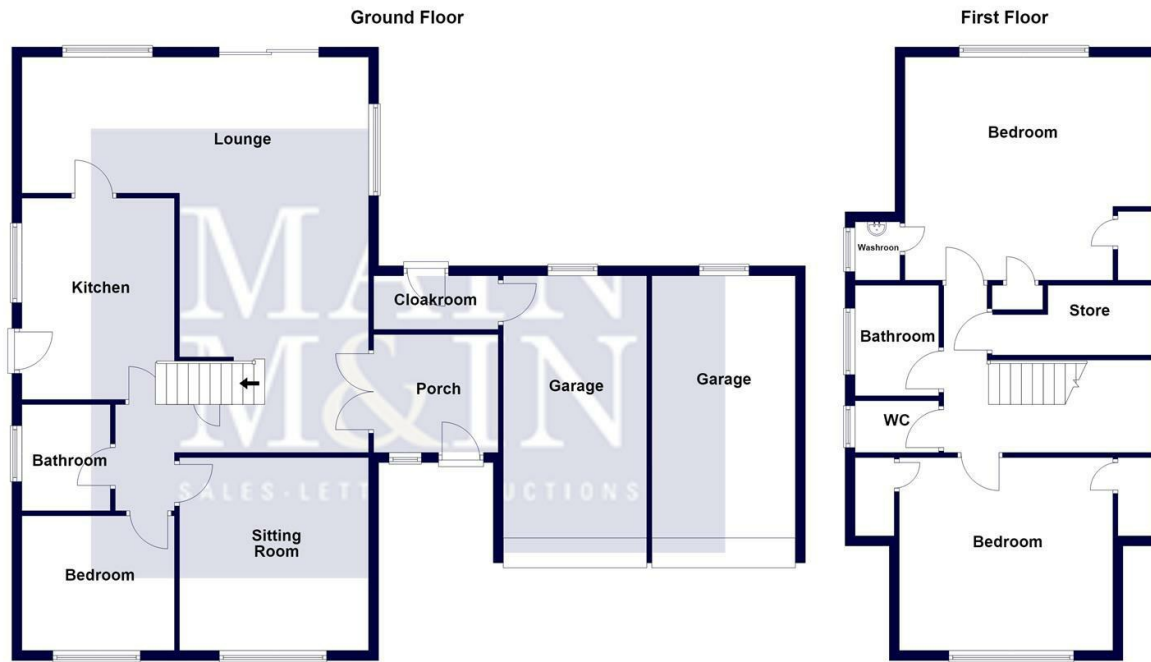
Bathroom
5'11 x 6'11

Separate WC
5'11 x 3'4

Externally
Garden to the front with a wide driveway providing off road parking space, leading to garages.
Gated access to the side.
Enclosed rear garden.

Garage One
17'10 x 9'3

Garage Two



For Illustration Purposes Only, Not To Scale
Plan produced using PlanUp.

Grasmere Road, Heald Green

To view this property call Main & Main on 0161 437 1338



MAINANDMAIN.CO.UK



Special Note - The price is correct at the time of going to print, we advise customers to enquire the price of specific properties prior to viewing. We reserve the right to amend/improve the specification at any time. Any special offer relating is offered at the asking price stated and is subject to terms and conditions.

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.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ 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 CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

mainandmain.co.uk

Heald Green (Head Office) 198 Finney Lane ♦ Heald Green ♦ Stockport ♦ SK8 3QA ♦ Sales 0161 437 1338 ♦ Auctions ♦ 0161 437 5337

Lettings (1st Floor) 198 Finney Lane ♦ Heald Green ♦ Stockport ♦ SK8 3QA ♦ Lettings ♦ 0161 491 6666



Company Registration No. 5615498