



64 Brown Lane
Cheadle SK8 3RL
Offers Over £495,000



MAINANDMAIN.CO.UK



64 Brown Lane Cheadle SK8 3RL

Offers Over £495,000

A Freehold, Four Bedroom, Detached, standing on a wide plot with private rear gardens.

Properties like this do not come along everyday. This particular home represents a blank canvas to carry out one's own project. Downstairs are Three Reception Room, large Kitchen/Breakfast Room, Hallway. On the First Floor are Four Bedrooms (Main 23'6" X 11'8"), Shower Room and Separate WC. Outside is a Car Port leading to a large Detached Garage with Separate WC, a Detached Shed and generous private gardens which are not overlooked. There is space to the side to extend if required (Subject to the necessary consents).

The property is close to Heald Green Village/Train Station as well as local schooling. Within a couple of miles are both the M56/M60 Motorways, Manchester Airport and other centres such as Gatley, Cheadle, Cheadle Hulme etc.

A great opportunity NOT to be passed over.

- Four Bedrooms
- Three Reception Rooms
- Gas Central Heating
- Double Glazing
- Re-Roofed
- Wide Frontage
- Private Rear Garden
- 138 sq.m. (1485 sq.ft.) plus Garage

Entrance Porch
Glazed Double Doors

Entrance Hall
10'1" x 5'9"
Cupboard Under Stairs

Sitting Room
13'4" x 11'7"
Claygate Fireplace
Door to:

Front Room
11'9" x 11'3"
Glazed Sliding Double Doors to Rear Room 11'9" x 11'6"
Shelving, Door to:

L Shaped Kitchen/Breakfast Room
18'3" x 12' to 15'4"
Part Tiled Walls, Fitted Units, Work Surfaces, Gas Hob, Extractor Hood
Under Oven/Grill, Stone Fireplace with Cast Iron Dog Grate
Wall Mounted Combi Boiler

Landing

Bedroom One
23'6" x 11'8" (front to back)

Bedroom Two
12' x 11'9"
Built in Wardrobes

Bedroom Three
11' x 9'8"

Bedroom Four
7'1" x 7'

Shower Room
8'3" x 5'8"
Part Tiled Walls, Shower Tray, Rail/Curtain
Pedestal Wash Basin

Separate WC
4'3" x 2'6"

Low Level WC

Outside
Car Port, Detached Garage, Inspection Pitt
Separate WC with Low Level WC

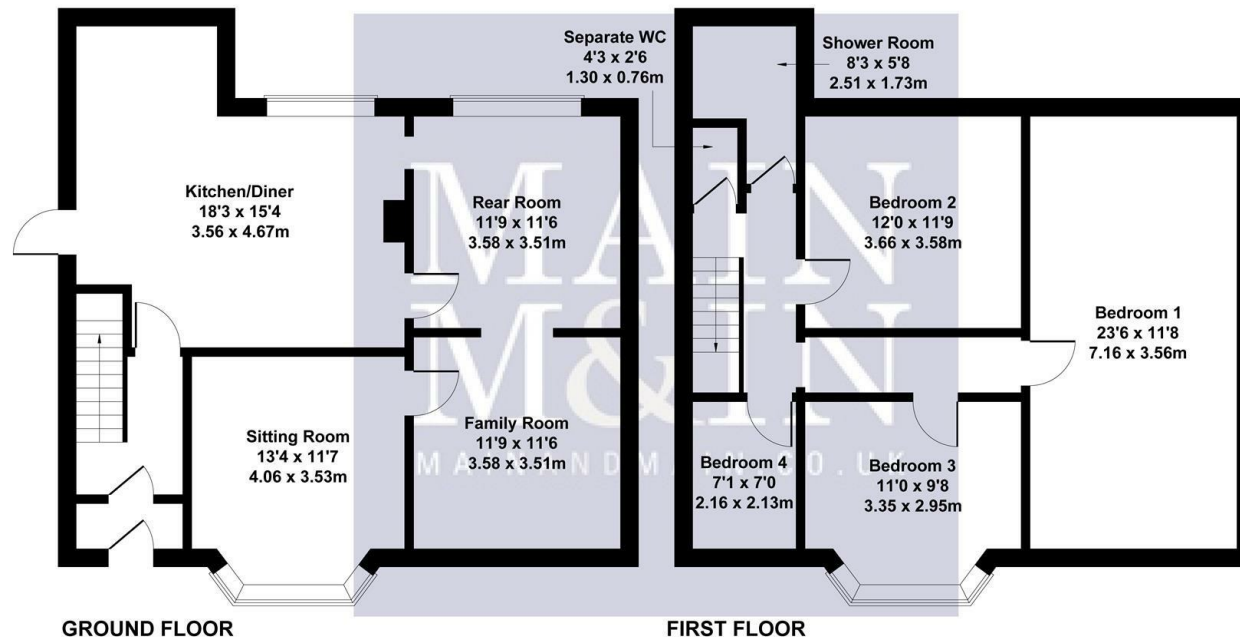
Storage Shed
Gardens to the front and rear with block paved driveway, lawns, flower beds, trees, shrubs, patio

Tenure: Freehold
Council Tax: SMBC F



Brown Lane

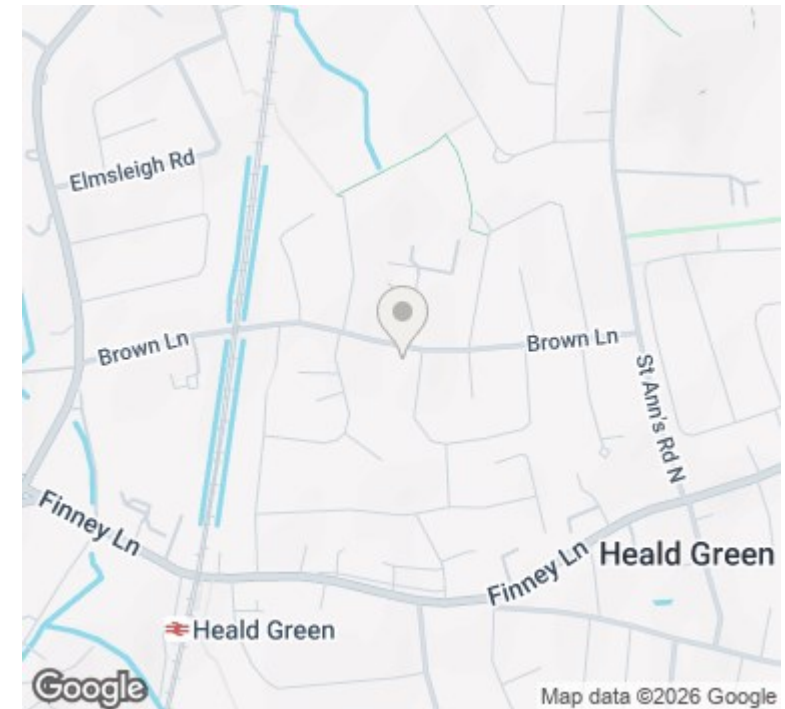
Approximate Gross Internal Area
1548 sq ft - 144 sq m



Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.



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



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			England & Wales		

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