

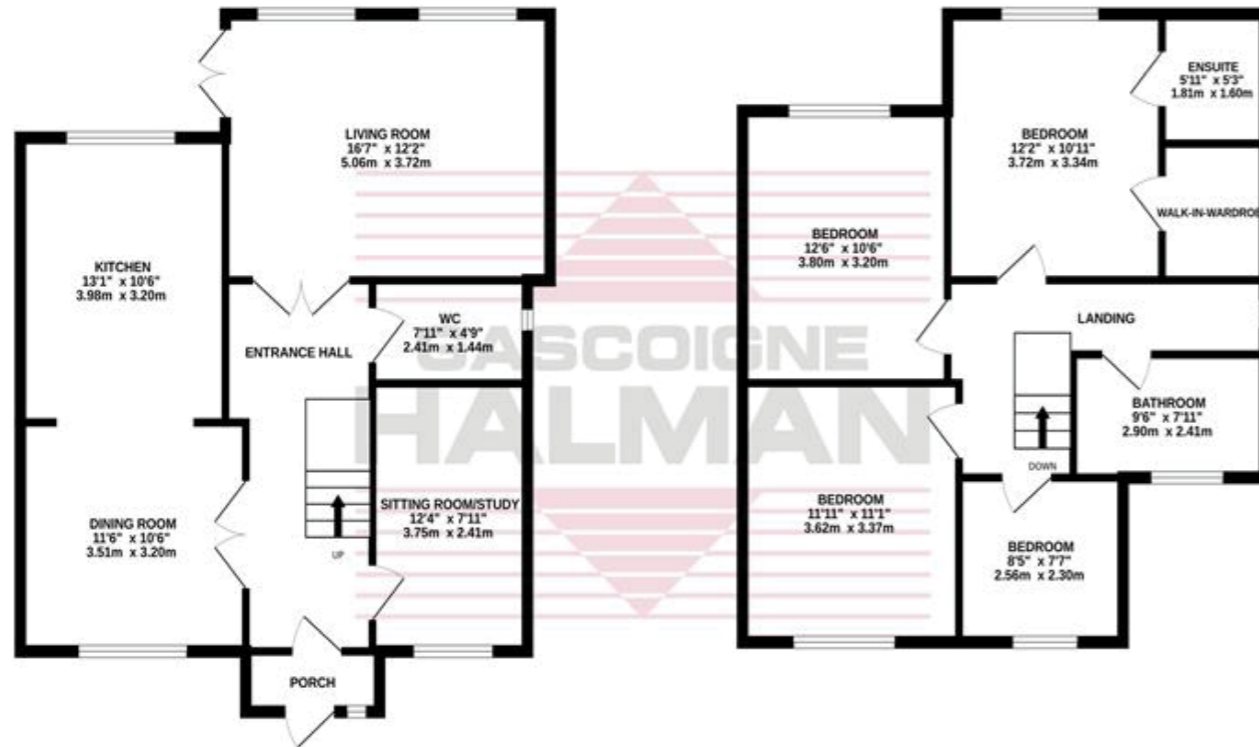
59 BEECH AVENUE

Gatley

£475,000

GROUND FLOOR
731 sq.ft. (67.9 sq.m.) approx.

1ST FLOOR
668 sq.ft. (62.1 sq.m.) approx.



TOTAL FLOOR AREA : 1399 sq.ft. (130.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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THE AREAS LEADING ESTATE AGENCY

Cheadle

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A substantial, **LARGELY EXTENDED**, and attractive double-fronted semi-detached home, enjoying **THREE RECEPTION ROOMS**, a modern refitted kitchen, and **FOUR SPACIOUS BEDROOMS**, set within a **LARGE PLOT** with a **GENEROUS REAR GARDEN**, close to Gatley village, Gatley Primary School and key transport links.

GASCOIGNE HALMAN

- AN LARGELY EXTENDED AND EXTENSIVELY ENHANCED DOUBLE FRONTED SEMI-DETACHED
- BOASTING THREE RECEPTION ROOMS
- MODERN REFITTED KITCHEN
- FOUR SPACIOUS BEDROOMS

- TWO MODERN BATH/ SHOWER ROOMS PLUS DOWNSTAIRS W/C
- LARGE SECLUDED REAR GARDEN
- CLOSE TO GATLEY VILLAGE, GATLEY PRIMARY, KEY TRANSPORT LINKS AND LOCAL AMENITIES
- SECURE GATED DRIVEWAY

£475,000

59 BEECH AVENUE

Gatley



Having been extensively enhanced and generously extended throughout, a handsome double-fronted semi-detached residence, conveniently close to Gatley village, key transport links and popular schools, and enjoying a substantial secluded rear garden. The home enjoys an impressive gated approach with attractive double fronted elevations complemented by striking sandstone lintels, upon entry the accommodation begins with a useful entrance porch, opening to a large entrance hallway with oak flooring, to the left via double glass inset doors is a generous dining room leading to a modern refitted kitchen complete with a range of base and wall units, contrasting granite work surfaces, and tiled

floor. Ahead of the hall is a large separate living room enjoying pleasant views, and with access to, the rear garden. There is also a third reception room, ideal as a sitting/ play room or home office located to the right of the hall. The home also benefits from a useful separate utility room with w/c. To the first floor, via the vast landing, are four spacious bedrooms, three being large doubles, with bedroom one enjoying modern refitted ensuite shower room and walk-in wardrobe, whilst there is also a separate refitted four piece family bathroom complete with stylish tiling, and wet-room style standalone shower.

Externally the home enjoys a gated frontage with block paved driveway, whist to the rear is a large secluded split level garden, with a substantial raised decked seating area, fenced boundaries, raised sleeper-flanked borders, AstroTurf lawn, and three storage sheds.

LOCATION

Gatley offers a good selection of shops, pubs and restaurants and provides excellent educational facilities for children of all ages. Cheadle Royal shopping centre, Handforth Dean and Stanley Green retail parks are within easy reach as is the A34 bypass and motorway access. Gatley railway station provides a direct link to Manchester City Centre and Manchester International Airport which is also nearby.

DIRECTIONS

SK8 4LT

TENURE

Freehold

SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.

LOCAL AUTHORITY

Stockport MBC

VIEWING

Viewing strictly by appointment through the Agents.

TWENTY NETWORKED OFFICES THROUGHOUT CHESHIRE, SOUTH MANCHESTER & THE HIGH PEAK



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