

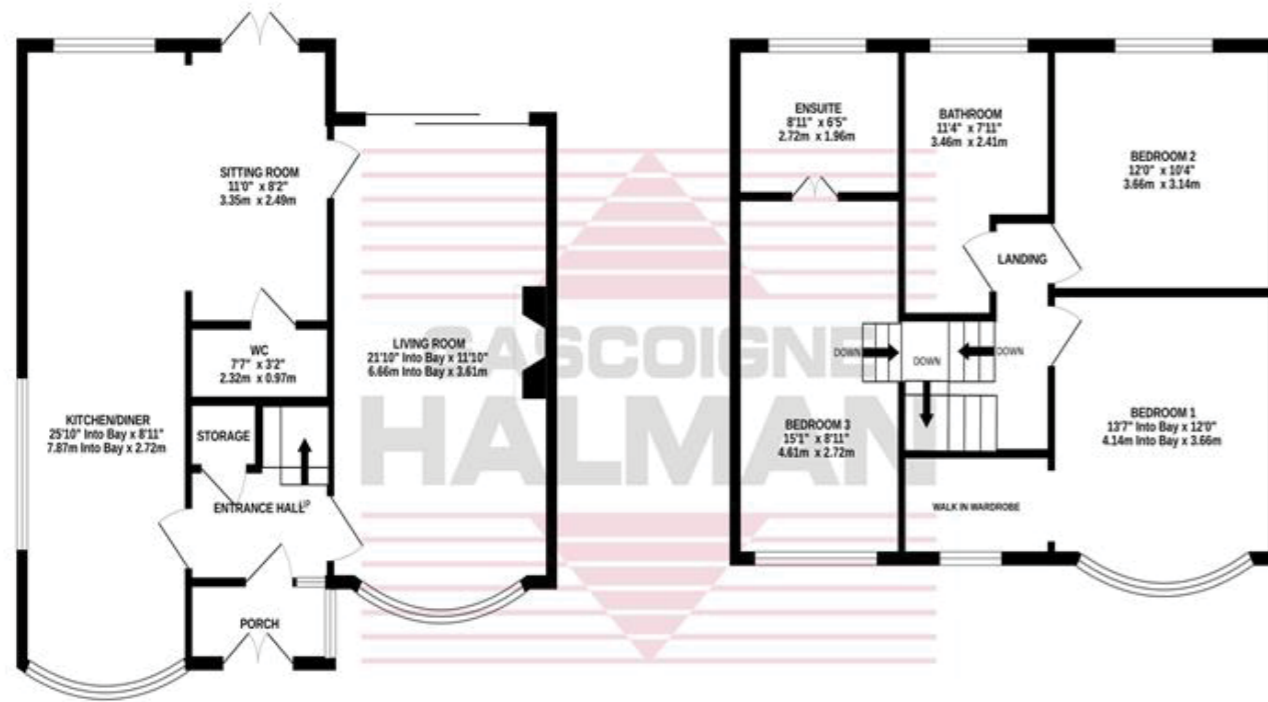
15 NANSEN ROAD

Gatley

£495,000

GROUND FLOOR
663 sq.ft. (61.6 sq.m.) approx.

1ST FLOOR
628 sq.ft. (58.3 sq.m.) approx.



TOTAL FLOOR AREA: 1291 sq.ft. (119.9 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

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GASCOIGNE HALMAN

A charming and well-kept three-bedroom semi-detached family home, Located on one of the finest roads in Gatley, featuring an abundance of modern living space, including a spacious living room, Modern refitted Kitchen and three double bedrooms, whilst being set on a large private plot, conveniently located near Gatley and sought-after local schools.

- A Handsome 1930's Semi- Detached Family Home
- Enjoying A Sought-After Position In Arguably Gatley's Finest Setting
- An Extremely Rare Purchase Opportunity
- Benefiting From Three Double Bedrooms

- Spacious And Well Presented Accommodation Throughout
- Large Driveway for multiple vehicles.
- Stunning Modern Refitted Dining/Kitchen
- Private rear garden with delightful decking area.

£495,000

15 NANSEN ROAD

Gatley



DESCRIPTION

Having been lovingly maintained and stylishly enhanced, this attractive 1930's Semi-detached home boasts generous and stylish accommodation throughout, whilst occupying a convenient sought-after setting close to Gatley and local schools, and enjoys a large private enveloping mature plot.

The appealing residence is introduced by a generous entrance hall that exudes warmth. To the right, you will find a spacious living room featuring a bay window and an elegant fireplace, it also benefits from patio doors leading to the decking area and garden. On the left, the contemporary kitchen which has been recently updated

and flows into an impressive dining area, a cozy sitting room, and a convenient downstairs WC. The sitting room is especially noteworthy, as it boasts French doors that open onto a delightful decking area. On the first floor, there are three double bedrooms, with the master bedroom being particularly expansive and equipped with a walk-in wardrobe. The second bedroom also includes a modern en-suite bathroom, while a stylish family shower room is available for shared use.

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
SK84JL

TENURE

Understood to be 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. Council Tax Band: E

VIEWING
Viewing strictly by appointment through the Agents.

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



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