



1 Kings Avenue
Gatley SK8 4JN
£575,000

**MAIN
M&IN**
SALES · LETTINGS · AUCTIONS



1 Kings Avenue Gatley SK8 4JN

£575,000

A FREEHOLD, Five Bedroom traditional Semi-Detached complete with additional Ground Floor Annex.

Situated off Nansen Road in what is probably the most sought-after part of Gatley, this property is within half a mile of Gatley Village where good day to day facilities can be found along with Gatley Train Station.

Excellent schooling (both state and private) for all age groups is available in the SK8 area. Manchester Airport, the M56 and M60 Motorways are all within four miles along with Heald Green, Cheadle, Cheadle Hulme etc.

The accommodation is as follows: Entrance Porch, Hallway, Downstairs WC, Lounge opening into Dining Room (19'1" x 9'5"), Fitted Kitchen. Door from Hallway to Annex comprising Bedroom/Living room with Kitchen Area, Shower Room/WC.

Main House First floor: Four Bedrooms, Jack and Jill Bathroom/WC, Family Bathroom.

The house stands behind a driveway with lawn to the front. There are enclosed gardens to the rear (will require attention).

- Five Bedrooms
- Two Bathrooms
- Two Reception Rooms
- Single Storey attached Annex
- Further potential
- Gas Central Heating
- PVCU Double Glazing
- Freehold

Entrance Porch

Tenure: Freehold
Council Tax: SMBC D

Hallway
15' x 7'3"
Downstairs WC

Lounge
13'10" x 11'2"
Opening to:

Dining Room
19'1" x 9'5"
PVCU Double Glazed Patio Double Doors.

Kitchen
17'3" x 9'2"
Fitted Units (Wood Finish), Appliances

Annex (Access from Hallway)
Bedroom/Living Room/Fitted Kitchen 19'2" x 14'8" to 9'7"
Shower Room/WC 6'3" x 4'6" - Wall Tiling, Shower Cubicle, Wash Basin, WC

Landing
Bedroom One
14'1" into bay x 13'11"
Fitted Wardrobes
En-Suite Jack and Jill Bathroom/WC 8'1" x 5'6"

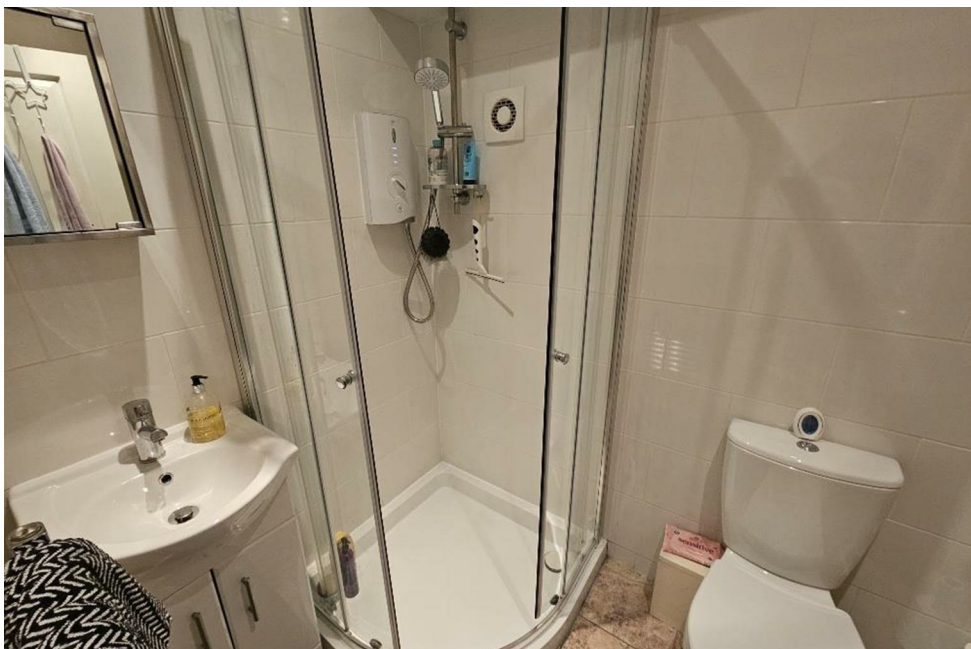
Bedroom Two
13'11" x 11'2"
Fitted Wardrobes

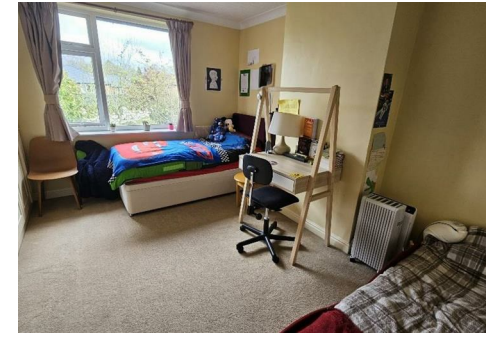
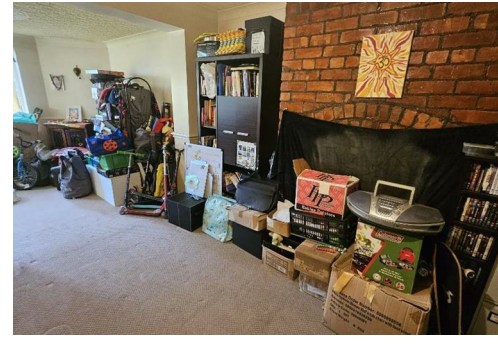
Bedroom Three
13'3" x 8'1"

Bedroom Four
12'11" x 8'1"
Corner Wash Basin

Family Bathroom/WC
9'3" x 8'1"
Cream Suite, Corner Shower Unit, Panelled Bath
Pedestal Wash Basin, Low Level WC

Outside
Driveway to the front plus Lawn
Enclosed Garden to rear which requires cultivation

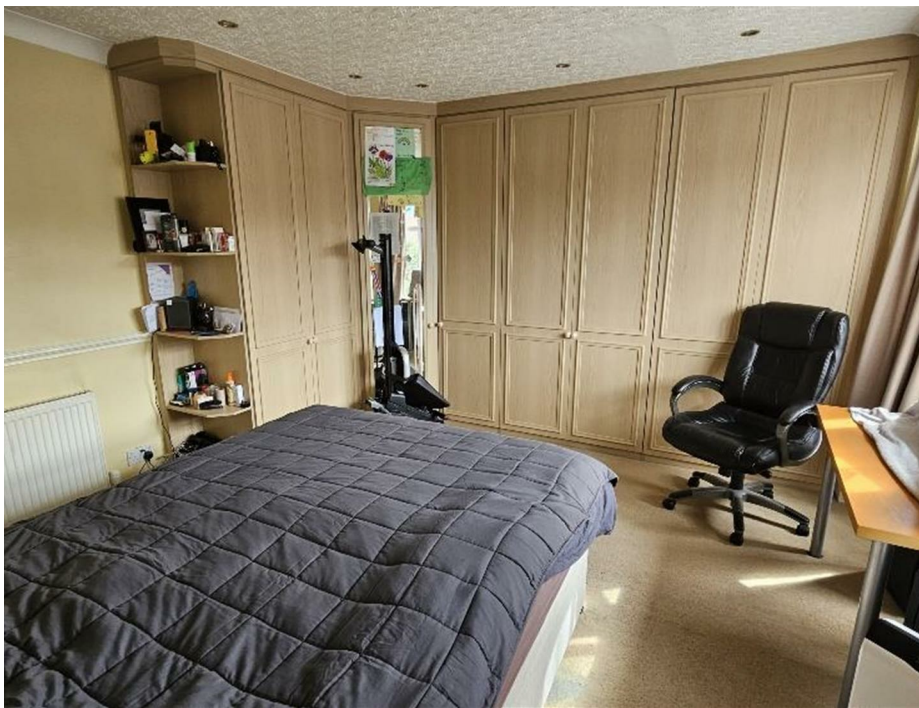




For illustration purposes only, not to scale.
Plan produced using PlanUp.

1 Kings Avenue, Gatley, Cheadle

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



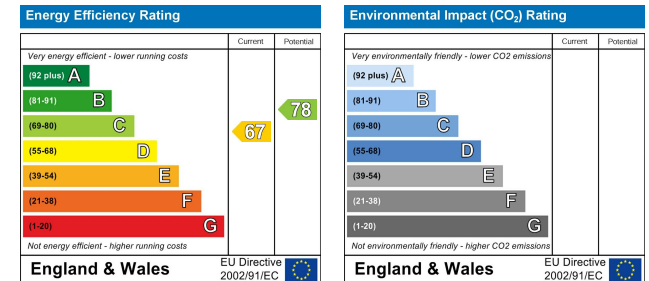
Special Note - The price is correct at the time of going to print, we advise customers to enquire the price of specific properties prior to viewing. We reserve the right to amend/improve the specification at any time. Any special offer relating is offered at the asking price stated and is subject to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

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