



1 The Tarns
Gatley SK8 4RU
£440,000





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A Three double bedroom extended freehold detached 'NO ONWARD CHAIN'.

Situated off Grasmere Road, this property occupies a good sized private plot with gardens on three sides.

It offers: Entrance Porch, Hallway, Downstairs W/C, 'L' Shaped Lounge Dining Room, extended kitchen breakfast room, conservatory. On the first floor are three excellent bedrooms, shower room/WC. Outside is an integral garage, greenhouse, shed and well stocked mature gardens.

It lies in a convenient position for both Gatley and Heald Green Villages both having train stations. Excellent schooling is within the area for all age groups.

The property offers great potential for improvement if required.

- Three Double Bedrooms
- Gas Central Heating
- PVCU Double Glazing
- Private Gardens
- Downstairs WC
- Extended to Rear
- Freehold
- Viewing Essential

Tenure: Freehold
Council Tax: SMBC E

Storm Porch
8'2" x 3'6"

Entrance Hall
11'10" x 6'3"
Cupboard under Stairs

Downstairs WC
Low Level WC, Wash Basin and Cupboard Below

L Shaped Through Lounge/Dining Room
22' x 18'6" to 11'7"
Limestone Feature Fireplace, Double Glazed Patio Doors

Kitchen/Breakfast Room
23'5" overall
Kitchen 11'8"

Breakfast Room 11'4" x 9'7"
Part Tiled Walls, Fitted Cupboards, Induction Hob, Extractor Fan, Electric Under Oven/Grill, Integrated Dishwasher, Inset Lighting.
Sliding Patio Door to:

Conservatory
17'5" x 8'6"

Landing
Boiler Cupboard

Bedroom One
14'6" + recess x 9'10"

Bedroom Two
14' x 9'2"
Built in Wardrobe

Bedroom Three
11'3" x 11'2"
Fitted Wardrobes

Shower Room/WC
9' x 6'9"

Composite Wall Panelling, White Suite, Shower Cubicle, Pedestal Wash Basin
Low Level WC

Outside
Integral Garage 17'9" x 8'5"
Gardens on Three Sides, Fencing, Lawn, Patio, Trees, Shrubs, Flower Beds etc.
Shed, Greenhouse





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.

mainandmain.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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