



8 Greenbank Road  
Gatley SK8 4DW  
Asking Price £375,000

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# 8 Greenbank Road Gatley SK8 4DW

Asking Price £375,000

Offered for sale with the benefit of having no onward chain, this extended semi-detached residence will be certain to appeal to family purchasers in particular. Greenbank Road is well-placed for access to the vibrant centre of Gatley Village which offers a god choice of local shops, pubs/bars, cafes and schools for all age groups. There are pleasant parks and excellent transport networks with the train station and easy access to the motorway network.

An entrance porch opens to a spacious open-plan living room/family room with feature log burning stove. An impressive extended dining kitchen is fitted with a selection integrated appliances. The room opens to a dining/sitting area with bi-folding doors leading out to the rear garden and a vaulted ceiling with inset roof windows . A utility room and a downstairs WC complete the ground floor.

Upstairs, a wide landing with study area leads on to the four bedrooms, the principal room having fitted wardrobes. A family bathroom is fitted with a white suite.

A driveway to the front provides off-road parking space and leads to the integral garage. To the rear is an enclosed garden with a decked seating area, a lawned area and a patio.

An early internal inspection is advised in order to avoid disappointment.

- Four Bedrooms
- Extended Family-Sized Accommodation
- Utility Room
- Downstairs WC
- Four Piece Bathroom Suite
- Enclosed Garden
- Driveway and Garage
- Close to Amenities
- Cul-de-sac Location
- No Chain

Entrance Porch

Living/Family Room  
23'10" x 12'1"

Kitchen  
14'10" x 12'8" red to 7'0"  
Opens to:

Dining Area  
8'5" x 12'8"

Utility Room  
7'1" x 6'3"

Downstairs WC  
2'2" x 6'3"

First Floor Landing  
7'6" max x 12'7" max  
With study area

Bedroom One  
12'5" x 12'0" into fitted wardrobes

Bedroom Two  
13'9" x 6'11"

Bedroom Three  
14'1" red to 11'2" x 6'11"

Bedroom Four  
10'3" x 6'10" red to 6'5"

Bathroom  
10'2" x 8'10" red 4'1"

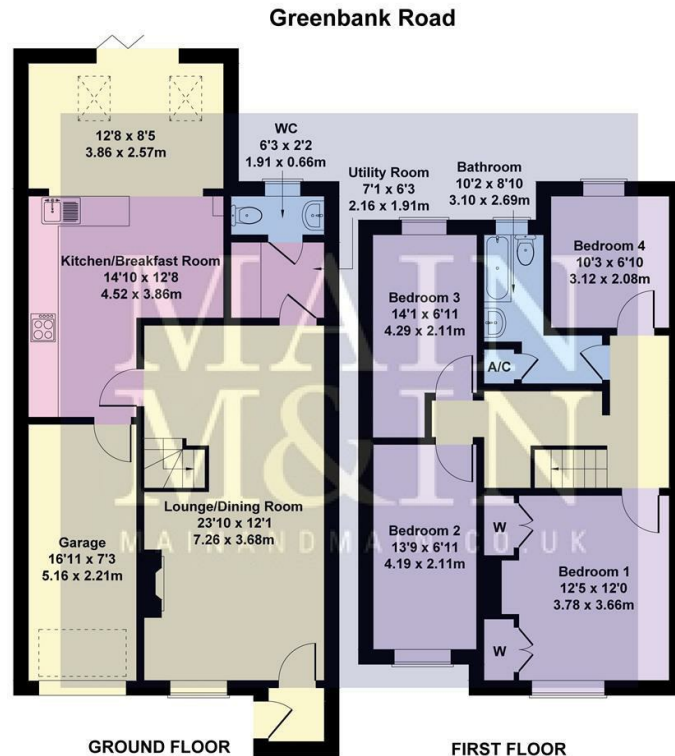
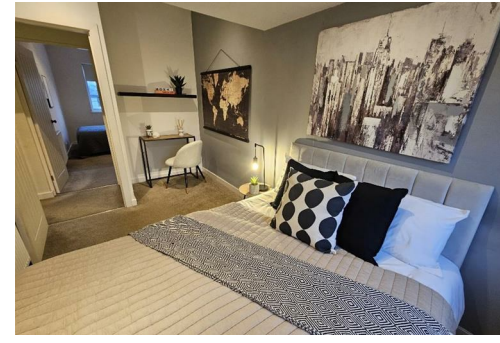
Integral Garage  
16'11" x 7'3"

Externally  
Garden and driveway to front.  
Enclosed garden to the rear.

Leasehold Information  
£20 PA ground rent payable.  
956 years remaining from a 999 year lease which commenced on 29/09/1981.



Tenure: Leasehold  
Council Tax: Stockport C

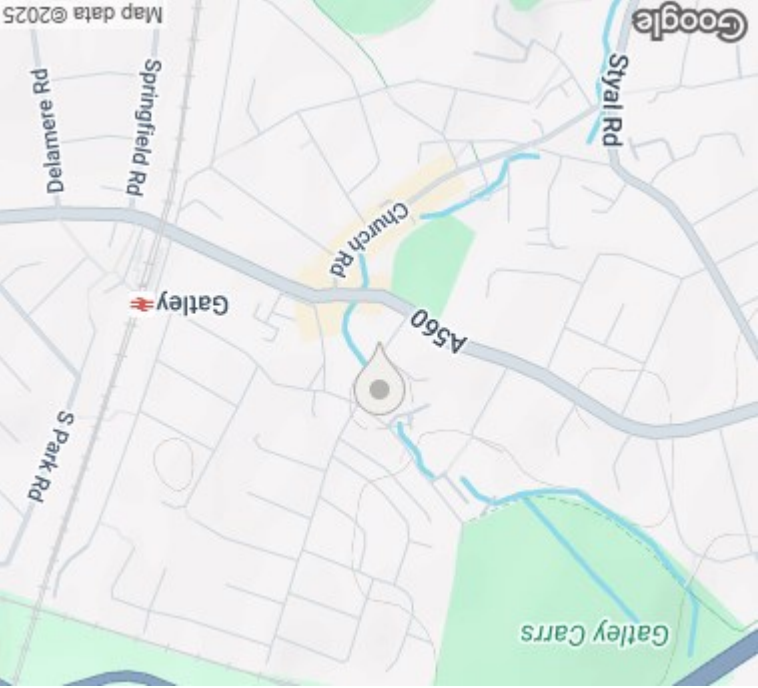
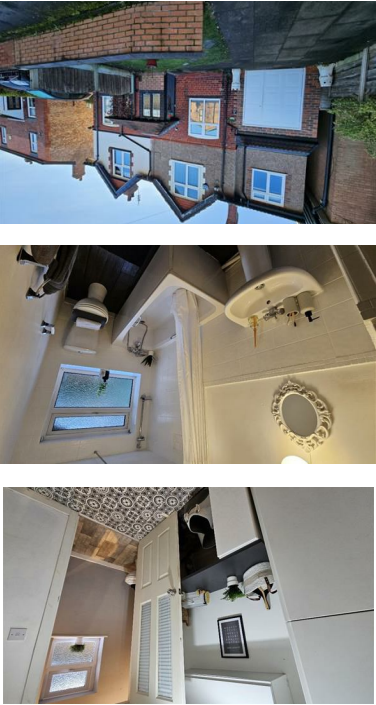


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Special Note - The price is correct at the time of going to print, we advise customers to enquire the price of specific properties prior to viewing. We reserve the right to amend/improve the specification at any time. Any special offer relating is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

| England & Wales                                     |           |
|-----------------------------------------------------|-----------|
| EU Directive 2002/91/EC                             |           |
| Energy Efficiency Rating                            |           |
| Current                                             | Potential |
| 84                                                  | 70        |
| 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 environmentally friendly - higher CO2 emissions |           |

| England & Wales                                     |           |
|-----------------------------------------------------|-----------|
| EU Directive 2002/91/EC                             |           |
| Environmental Impact (CO <sub>2</sub> ) Rating      |           |
| Current                                             | Potential |
|                                                     |           |
| Very environmentally friendly - lower CO2 emissions |           |
| (92 plus) A                                         |           |
| (81-91) B                                           |           |
| (69-80) C                                           |           |
| (55-68) D                                           |           |
| (39-54) E                                           |           |
| (21-38) F                                           |           |
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