



15 Leyland Avenue
Gatley SK8 4AF
Offers Over £525,000

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15 Leyland Avenue Gatley SK8 4AF

Offers Over £525,000

Offering immaculate extended accommodation, this stylish semi-detached home is located in a highly sought-after residential area, within easy reach of the amenities of Gatley Village and popular schools including Gatley Primary School (Ofsted rated as 'Outstanding' July 2024). The house enjoys excellent transport access, with the rail station nearby and the motorway network within easy reach.

The house stands behind a garden area and a driveway with EV charge point. An attractive tiled covered entrance leads to a wide hallway with engineered wood floor, extending through into a spectacular open-plan dining kitchen/family room with bi-fold doors and a trio of roof windows in the vaulted ceiling. The kitchen boasts an impressive specification, with a large island and integrated NEFF appliances. There is a substantial utility room and a downstairs WC/shower room.

Two reception rooms front the property: A well-proportioned formal living room with feature fireplace and bay window, plus a pleasant study, which could be utilised as a fifth bedroom if desired.

To the first floor, a landing gives access to three spacious double bedrooms, a single bedroom which is currently used as an office and there is a stunning luxury family bathroom with large walk-in shower enclosure and feature bath.

The extended section to the rear of the house has inset external lighting and attractive Siberian larch cladding which extends to a large decked area which overlooks the enclosed lawned garden.

This is a remarkable home which is certain to impress - An internal inspection is vital in order to appreciate the exceptional standard of presentation and finish. A must-see residence.

- Significantly Extended
- Superb Specification
- Two Reception Rooms
- Open-plan Dining Kitchen/Family Room
- Large Utility Room
- Downstairs WC/Shower Room
- Four Bedrooms
- Stunning Luxury Bathroom
- Driveway with 7kW EV Charge Point

Covered Entrance Porch

Entrance Hallway
13'2" x 6'1" max

Living Room
12'11" into bay x 13'1"

Study
13'11" x 6'2"

Dining Kitchen/Family Room
21'7" max red to 14'10" x 19'1" max

Utility Room
14'7" x 6'2"

Downstairs WC/Shower Room
5'7" x 6'2"

First Floor Landing
Access to boarded loft space, with drop-down ladder.

Bedroom One
14'6" into bay x 12'4" red to 10'9" to fitted ward

Bedroom Two
11'4" x 12'5" red to 10'9" to fitted wardrobes

Bedroom Three
13'11" x 6'9"

Bedroom Four
8'10" max x 6'8" max

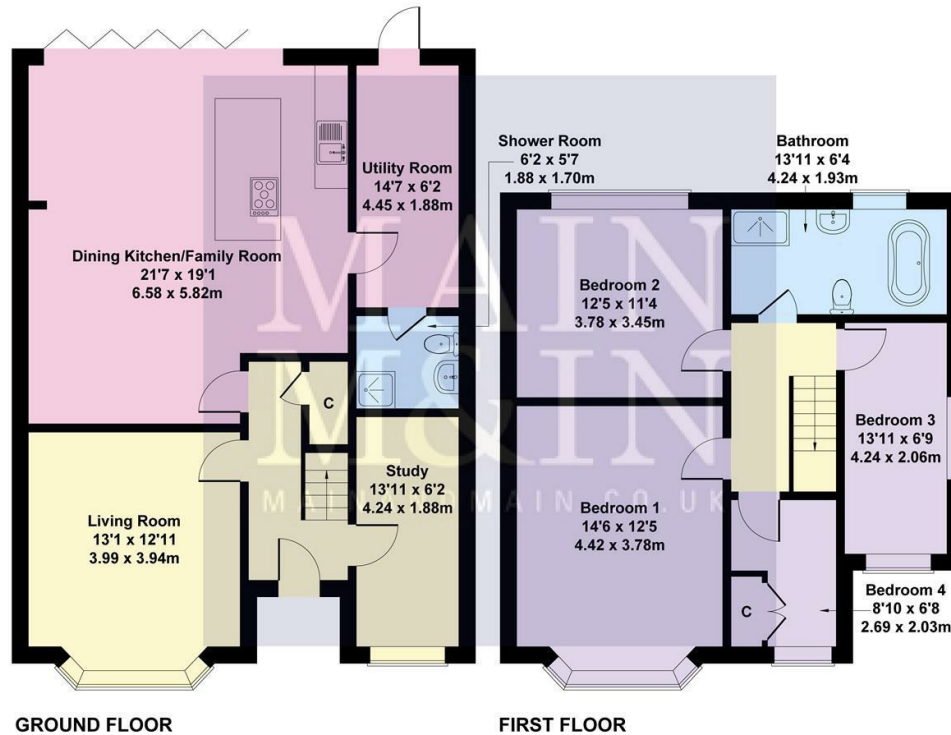
Family Bathroom
6'4" x 13'11"

Externally
Driveway with parking space for two vehicles, with garden area alongside.
To the rear is an enclosed garden with Siberian Larch decking, lawn and large timber shed.

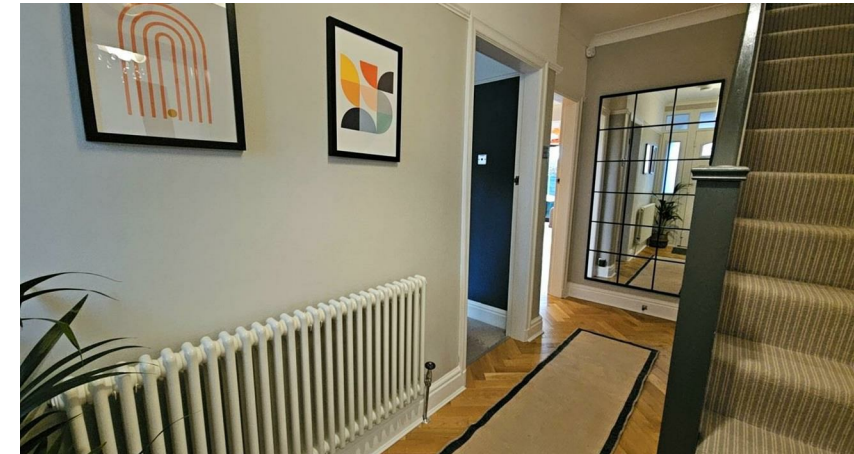
Tenure: Freehold
Council Tax: Stockport C



Leyland Avenue
Approximate Gross Internal Area
1546 sq ft - 144 sq m



Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.



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.

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Company Registration No. 5615498

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	66	
(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 