



31 Buttermere Road
Gatley SK8 4RH
O.I.R.O £560,000

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Gatley SK8 4RH

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Recently refurbished and significantly extended, this superb detached residence simply must be viewed in order to be fully appreciated.

The current owners have undertaken a remarkable programme of improvement and updating which has produced a home which is certain to impress and to meet the requirements of family purchasers in particular.

An entrance porch leads into an open-plan living room with media wall, contemporary inset feature fire and patio doors to the side. In the centre of the house is a well-proportioned sitting room with attractive wood flooring which continues into the stunning extended dining kitchen. The room is flooded with natural light from four roof windows, two tall side windows and a set of bi-folding doors which lead to the garden. The kitchen is fitted with stylish dark grey units with contrasting worktops, a large island and a range of integrated appliances. Also to the ground floor is a downstairs WC and a door from the living room leads to a double bedroom with en-suite shower room/WC. There is also a utility room, with space for appliances.

To the first floor is a wide landing which leads on to an attractive principal bedroom with fitted wardrobes and en-suite shower room/WC. The second bedroom enjoys a dual aspect and the third bedroom is also well-proportioned. Completing the accommodation is a luxury family bathroom with corner bath and a large walk-in shower enclosure.

The property stands behind a wide driveway area which provides off road parking space. The rear garden is certain to appeal: Attractive paved seating areas span the side and rear, with raised borders, a central lawn and an assortment of established trees and shrubs.

Buttermere Road forms part of the well-established 'Lakes' estate which enjoys good access to amenities, transport links and schools.

- Extended Detached Residence
- Comprehensively Refurbished
- Four Bedrooms
- Three Bathrooms
- Two Large Reception Rooms
- Stunning Extended Kitchen
- Downstairs WC
- Large Driveway
- Superb Garden
- Viewing Essential

Entrance Porch
2'10 x 8'0

Living Room
16'9 max x 18'2 max

Sitting Room
19'6 x 15'8

Dining Kitchen
19'6 x 12'9

Downstairs WC
5'4 x 2'8

Bedroom Four
15'7 max x 13'8 max
L-shaped

En-Suite Shower Room/WC
6'10 x 3'7

Utility Space
7'1 x 3'3

First Floor Landing

Bedroom One
12'9 red to 10'11 to wardrobes x 10'2

En-Suite Shower/WC
3'7 x 7'5

Bedroom Two
12'5 x 12'5

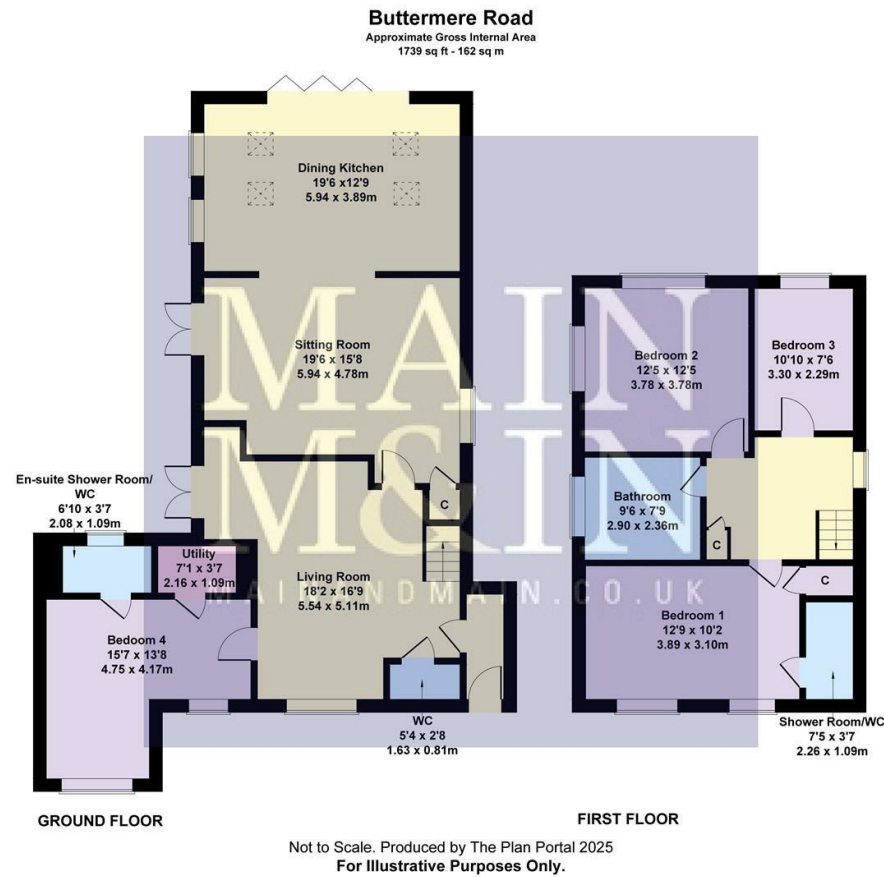
Bedroom Three
7'6 x 10'10

Family Bathroom
9'6 x 7'9

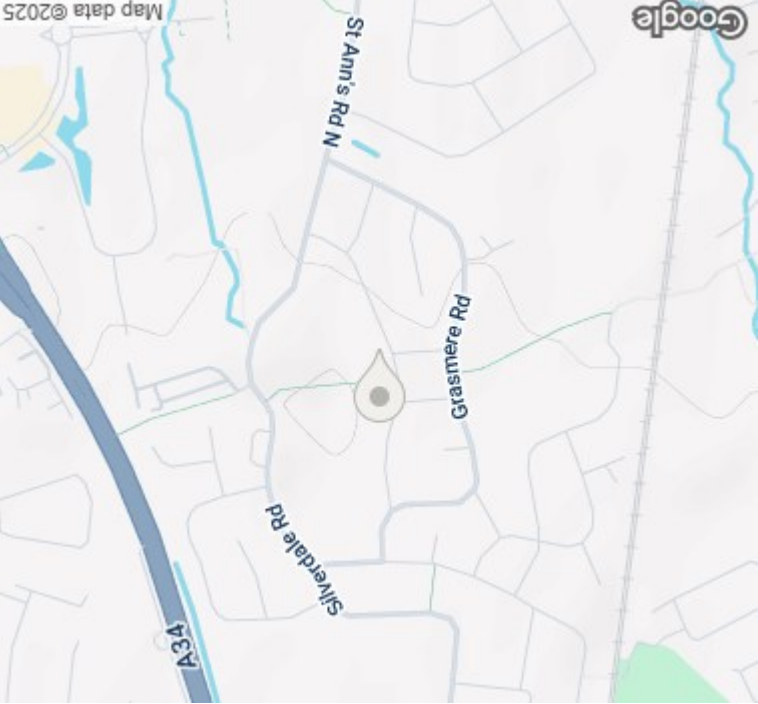
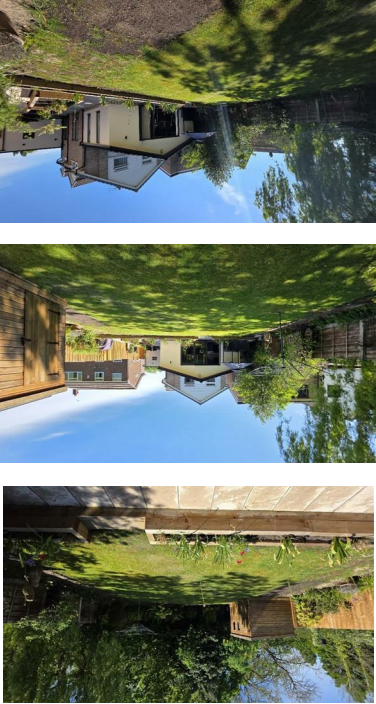
Externally



Tenure: Freehold
Council Tax: Stockport E



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.

Energy Efficiency Rating		
EU Directive 2002/91/EC		
England & Wales		
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		
EU Directive 2002/91/EC		
England & Wales		
Very environmentally friendly - lower CO2 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 CO2 emissions		
EU Directive 2002/91/EC		
England & Wales		
Environmental Impact (CO ₂) Rating		
Current	Potential	

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