



Creation Date

20/02/2024

Property Details

13 Linksway, Gatley, Cheadle,
Cheshire, SK8 4LA

£595,000



Property Photos

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Property Floor Plans

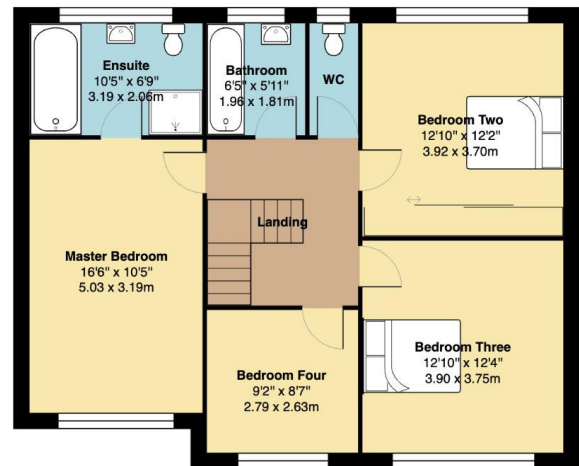
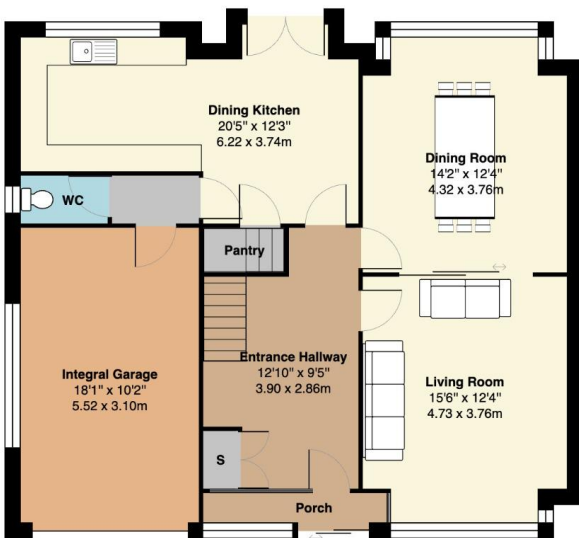
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Ground Floor Approx Area - 951 SQFT / 88.3 SQM

First Floor Approx Area - 810 SQFT / 75.3 SQM

Total Combined Area Approx - 1761 SQFT / 163.6 SQM



All measurements are approximate.
The floorplan may not include chimney breasts or support ribs and/or very small recess areas.

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Property Info

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Property Type	Property Style
House	Detached
Bedrooms	Bathroom
4	2
Receptions	Tenure Type
2	Freehold
Floor Area	Agency Type
1761	Sole
Parking	Type
Garage	Sales
Price Qualifier	Price
-	£595,000
Land Size	Age of Property
Less than an acre	Modern Minimalist
Year Built	New Home
1962	No

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Property Features

13 Linksway, Gatley, Cheadle, Cheshire, SK8 4LA

Feature 1

Lovely Sized Four Bedroom Detached

Feature 2

Good Sized Private Rear Garden

Feature 3

Porch, Entrance Hallway & Two Reception Rooms

Feature 4

Dining Kitchen, Wc & Integral Garage

Feature 5

Four Good Sized Bedrooms

Feature 6

Two Bathrooms (inc Ensuite) & Wc

Feature 7

Private Good Sized Rear Garden With Summerhouse/office

Feature 8

Ample Driveway Parking

Feature 9

Freehold

Feature 10

Catchment For Gatley Primary School

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Discover your dream home on Linksway, Gatley with this spacious four-bedroom detached house. Perfectly positioned, this property offers ample space for comfortable family living and is full of impressive features.

Upon arrival, you'll be greeted by a delightful porch, leading you into a welcoming entrance hallway. To your right, you'll find the first of two reception rooms, which can be easily transformed into a cozy lounge or a dedicated playroom for the kids. The second reception room offers a versatile space, ideal for a formal dining area or a relaxing family room, providing excellent livability options to suit your needs.

The dining kitchen is the heart of this home, offering a perfect space for family meals and entertaining friends. Equipped with modern appliances, ample counter space, and plenty of storage, it is a functional and stylish area for creating culinary delights. Additionally, there is a convenient pantry, WC and an integral garage, perfect for securely parking your vehicles or providing extra storage space along with having an electric roller door.

Making your way to the upper floor, you'll discover four generously sized bedrooms, each providing a comfortable retreat for every family member. The master bedroom boasts a spacious ensuite bathroom, offering privacy and convenience, while a second family bathroom and an additional WC enhance the overall functionality of this property. Three of these bedrooms also feature fitted wardrobe space.

The private rear garden is an attractive feature of this house. With ample space for outdoor activities and a summerhouse/office as well as a separate garden shed, it offers endless possibilities for relaxation and recreation. Let your imagination run wild with the potential for a beautiful garden or create a tranquil area where you can enjoy the summer breeze. The property also comes with CCTV as well as gas fired central heating with a Valliant Eco TEC plus Combination boiler.

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Never worry about parking with the advantage of ample driveway parking for multiple vehicles. The property is also located in the catchment area for the outstanding Gatley Primary School, making it an ideal choice for families seeking excellent educational opportunities.

Don't miss out on the opportunity to own this spacious and well-appointed four-bedroom detached house on Linksway. Contact us today to arrange a viewing and make this dream property your own.

Important Information - The following information is mandatory and set by Trading Standards (NTSELAT) for all Sellers and Estate Agents to obtain and display.

Property Address: 13 Linksway, Gatley, Cheadle SK8 4LA

Title Number: GM795894

UPRN: 100011438739

Material Information Part A:

Council Tax: E

Tenure: Freehold

Rent Charge: Yearly Rent Charge of 11

Material Information Part B:

Property Type: Detached Home

Property Construction: Brick Built with Timber Hung Sections and Tiled Roof (Tiled may including Slate).

Number of Rooms: Please refer to Floorplan for the number of rooms.

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Electricity Supply: Yes

Water Supply: Yes

Sewerage: Mains

Heating: Gas Central Heating with Radiators (Refer to EPC)

Broadband: According to Think Broadband Checker FTTP is not available however FTTC is available dependent on provider.

Mobile Signal/Coverage: Voice & Data Available dependent on Provider (Please use link below to check your preferred provider speeds)

Parking: Driveway

Material Information Part C:

Building Safety: No known issues

Restrictions: None according to the Land Registry - Please refer to the annexed Land Registry Title copy PDF

Rights and Easements: Yes - Please refer to the annexed Land Registry Title copy PDF

Flooded: We have been advised the property has never suffered from Flooding

Flood Risk Rivers & Sea: Very low risk (See link to check below)

Flood Risk Surface Water: Low risk (See link to check below)

Coastal Erosion Risk: No

Planning Permission: See attached Planning Search

Accessibility / Adaptions: None

Coalfield or Mining area: No (See link to check below)

Energy Rating: D

Material Information: Any Information added by us has been obtained from Land Registry or Sprift, who in turn collect their information from The Land Registry and Local Government sources when relevant. We strongly advise before purchasing you check this data is correct as we cannot be held responsible for displaying the sourced information which may then turn out to be incorrect. Instances of incorrect information may be where the Land Registry has a time lag and the owner of a property has purchased the Freehold

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but this has not been registered yet, or where the details of the Leasehold are not obvious on the Land Registry. Human error can also account for information being incorrect and we are unable to verify if the data is correct due to how the Land Registry works. Please note, some websites might block our attempts to provide you with links to the relevant information sources, so please contact our office if you need these.

We strongly advise you consult a Solicitor and or surveyor or carry out your own research on the information provided to ensure there have been no unexpected changes to the information above. We do not check the records on a daily basis therefore changes may occur through 3rd parties correcting errors or applications made by the owners or 3rd parties. You may have to copy paste the links below into your browser dependent on which website you are reading this on AND some portals block and delete the links which should be showing below. If this happens please visit our Snapes website where the links will be shown to copy paste.

For more Council Tax information: We advise buyers copy paste this link to visit the SMBC website: <https://www.stockport.gov.uk/how-much-is-my-council-tax> for up-to-date information

For more information on Flood risk: Please visit the following website and enter the property address as noted above: <https://www.gov.uk/check-long-term-flood-risk>

Broadband & Mobile Coverage: For more information on which services are available please visit the Ofcom checker and use the address as noted above: Before doing so, please bear in mind, services offered by mobile and broadband companies are subject to certain criteria and may not be available to all people: <https://checker.ofcom.org.uk/>

Broadband: We have used "Think Broadband" Checker to source information, however you will need to check with the provider you wish to use, or which providers offer which service. Their checker service can be found at:

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<https://labs.thinkbroadband.com/local/index.php>

FTTP means Fibre Direct to Property and FTTC means Fibre Direct to Cabinet. Ultrafast might still be available when there is no FTTP as a service such as Virgin or G.Fast may offer their Hybrid Service

Coalfield or Coal mining area: Please use the interactive map to search for this or any other specific property using the post code:

<https://mapapps2.bgs.ac.uk/coalauthority/home.html>

Planning Permission: We will provide a planning search on all properties originally listed on or after the 1st December 2023. Please be aware, a planning search is a snap shot in time and another might be required by you during the conveyancing process to ensure there has been no changes.

For the full Energy Report: We advise buyers copy paste this link to visit the EPC Central Database: <https://www.gov.uk/find-energy-certificate>

Tenure: Leasehold properties will typically have a Ground Rent payable, but not always. No Ground Rent is usually in the case of the owner(s) also owning the Freehold. One example would be an apartment complex where all of the residents own an equal share of the Freehold and therefore do not charge themselves a Ground Rent. Please consult with a legal expert if you have any concerns.

Tenure: Freehold properties can sometimes still have what is known as a "Chief Rent or Rent Charge" payable, often referred to on the Land Registry Title as a "Perpetual Yearly Rent Charge". The amount is usually nominal and fixed and is not to be confused with a Ground Rent which relates to a Leasehold Property. The amount might be written in old money (Shillings) and sometimes no longer collected. Please consult with your solicitor if

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you have any concerns.

Floorplans & Appliances: Our floorplan may not show some small recess areas, support posts or chimney breasts and any floor area or total area measurements quoted will include all of the areas shown on the floor plan, unless otherwise noted. Furthermore no appliances including main heating and electrics have or will be tested by Snapes Estate Agents and we cannot be held responsible for a seller changing or removing fittings which are currently shown or mentioned in our marketing.

Pictures & Videos: Our photographs are provided to show the property in the best possible light, and should not be used as an indication of what is included in the sale, both internally and externally. We strongly advise you consult with the Fixture and Fittings Form provided by the sellers solicitor once a sale has been agreed, or when offering make it known to the office or your solicitor if there are any items you expect or want to be left, so this can be agreed prior to a sale progressing.

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