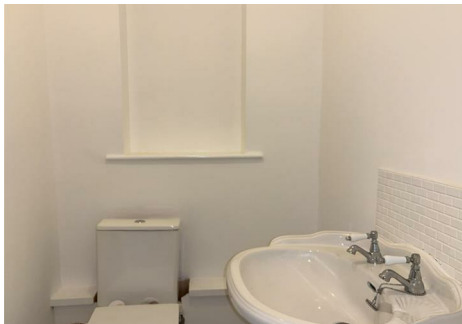




22 Keswick Avenue, Gatley, SK8 4LF

Offers over £585,000

- Four Bedroom Detached Family Home
- Three Toilets including downstairs and ensuite
- Spacious Rear Garden
- Off Road Parking with Electric Charging Port
- EPC Rating: D
- Two Reception Rooms
- No Chain
- Large Kitchen Diner with Island & Ranger Cooker
- En-Suite with Walk in Shower
- Council Tax Band: E

22 Keswick Avenue, Gatley SK8 4LF

Welcome to your forever family home on Keswick Avenue. Nestled in the charming area of Gatley, this splendid four-bedroom detached property offers an ideal blend of comfort and modern living. Spanning an impressive 1,829 square feet, the home boasts two generous reception rooms, providing ample space for both relaxation and entertaining.

The heart of the home is undoubtedly the well-appointed family kitchen-diner, complete with a stylish island that enhances both functionality and aesthetics. This inviting space is perfect for family gatherings and culinary adventures alike. French doors lead out to the patio area, allowing for a free-flowing transition to the garden. The property features three bathrooms, including a convenient downstairs W/C, a family bathroom, and an en-suite shower room, ensuring everyone has their own space and eliminating the need for any morning clashes.

The four bedrooms are all well-proportioned doubles, each with built-in wardrobe space, maximising the available floor area. The bedrooms are carpeted and neutrally decorated, ready for you to add your personal touch.

Outside, the spacious private rear garden presents a wonderful opportunity for outdoor enjoyment, whether it's for children to play or for hosting summer barbecues. Additionally, the property benefits from off-road parking and a large garage, providing practical solutions for your vehicle and storage needs.

This home is ready to move into, with no onward chain, making it an excellent choice for those looking to settle in quickly. With its desirable location and generous living space, this property is perfect for families seeking a welcoming and functional home in a lovely neighbourhood. Don't miss the chance to make this delightful house your new home.



Council Tax Band:



Porch

Hallway

Downstairs W/C
5'10" x 4'3"

Front Living Room
8'10" x 13'5"

Rear Living Room
21'7" x 9'10"

Utility Kitchen
8'10" x 6'2"

Kitchen Diner
13'1" x 22'11"

Garage
13'1" x 19'8"

Bedroom One
10'5" x 9'2"

Bedroom Two
11'9" x 9'2"

Bedroom Three
9'6" x 10'5"

Bedroom Four
10'2" x 15'1"

Ensuite
10'5" x 4'3"

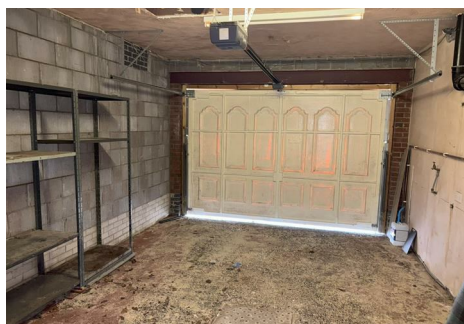
Family Bathroom
8'10" x 11'9"

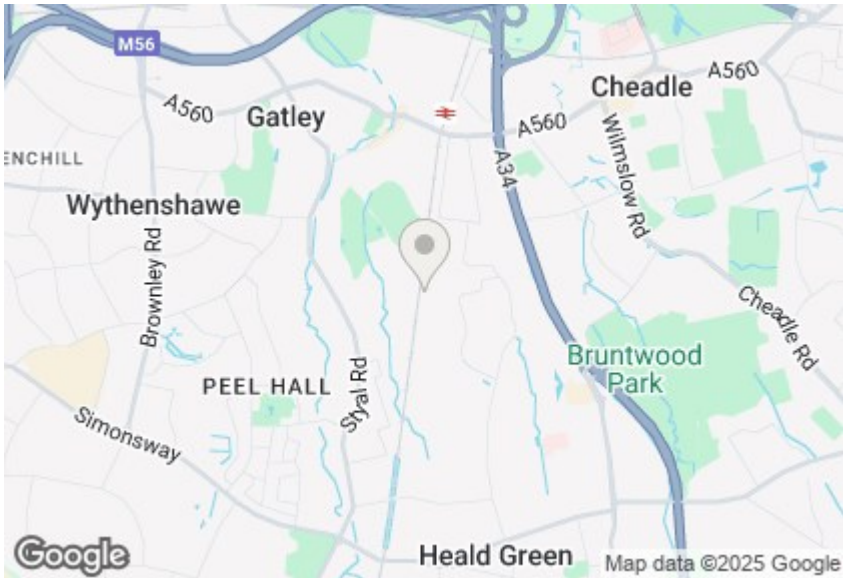
Anti Money Laundering

MONEY LAUNDERING If you are thinking of Buying, Selling, Renting or Investing in Property, please note, that it is our obligation to comply with the following Acts of Parliament: 1) The Money Laundering Regulations Act 2003 2) The Proceeds of Crime Act 2002 3) Terrorism Act 2000 (as amended by the anti-terrorism Crime and Security Act 2001)

Disclaimer

Kingsdale Estates have received confirmation from the Landlord or Seller that all information within the particulars are correct. In the event of the property being a leasehold, Kingsdale Estates would have requested all relevant information in advance. Although we believe all material in the marketing to be correct, we would advise interested parties to satisfy any quires prior to reaching a legal agreement.





Viewings
Viewings by arrangement only. Call 0161 560 2915 to make an appointment.

EPC Rating:
D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



22, Keswick Avenue, Gatley, Cheshire, SK8 4LF



All measurements are approximate and for display purposes only