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Gatley Road, Gatley

£635,000

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A simply stunning extended Victorian semi detached family home with impressively appointed and spacious accommodation arranged over four floors. The property is located in the centre of the vibrant Gatley Village with an abundance of fashionable shops bars and restaurants within easy reach in addition to Gatley Train Station. The station provides vital commuter links to Manchester City Centre in addition to Manchester International Airport. The home has been comprehensively updated by the current owners including energy efficiency improvements and solar panels. It offers immaculately presented modern accommodations whilst retaining much of its original character and charm."

The accommodation comprises of an entrance porch opening through to the welcoming entrance hallway. The hallway initial opens in to a fantastic principle living room boasting a feature decorative fireplace, solid wooden flooring and is well lit via a large sash bay window with a bespoke seating area inset. A high square arch way leads through to the stylish dining kitchen to the contemporary dining kitchen which has been fitted with a range a high quality units and integrated appliances as well as providing ample space for a table and chairs offering a welcome entertaining space. The side of the property has been extended to create a superb study/home office area but could also be suitably used as a further formal dining area. The extension also houses a utility room and a ground floor W.C. Situated at the rear of the home is a further lounge/reception room boasting a wood burning stove and sliding patio doors opening out to the rear garden. The ground floor accommodation benefits from underfloor heating in all reception rooms apart from the entrance hallway. Stairs lead down to the unconverted cellars offering useful additional storage but could be converted subject to necessary planning approval.

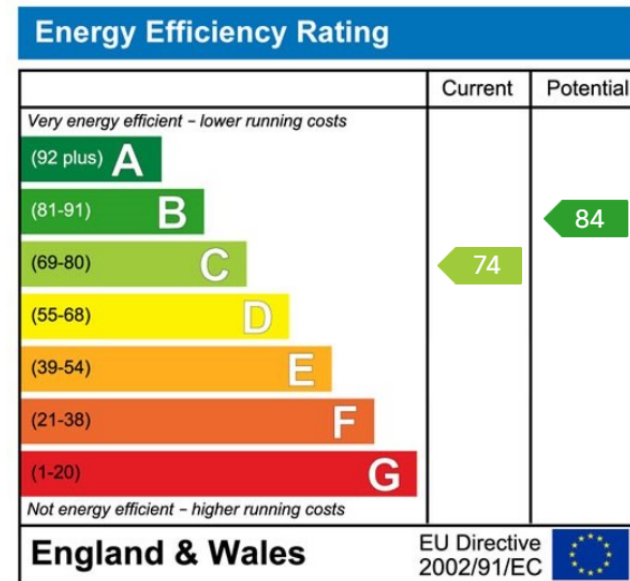
The first floor accommodation provides three double bedrooms of which bedroom four is served by an en suite shower room, with a stylish family bathroom serving the other accommodation. The second floor reveals two further bedrooms served by a further three piece shower room. The second floor accommodation also boasts extensive valuable eaves storage space. Externally, the property is approached by a driveway providing off road parking with an area of





TOTAL FLOOR AREA: 2265 sq ft (219.7 sq m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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- Extended Victorian Semi Detached
- Three Bathrooms including En Suite
- Central Gatley Location
- Off Road Parking
- Landscaped Garden with Garden Room
- Five Bedrooms
- High Quality Finish Throughout
- Three Reception Room
- Large Proportioned Rooms
- EPC - C/ Council Tax Band - E / Tenure -Freehold



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