



*Andrew J.*  
**Dawson**  
Independent Estate Agents



## Borrowdale Avenue, Gatley

Offers In Region Of £475,000

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- Extended Detached Family Home
- Three Reception Rooms
- Excellent Presentation Throughout
- Delightful Tiered Rear Garden
- Popular Gatley Location
- Three Bedrooms
- Family Living Kitchen
- Four Piece Family Bathroom
- Conservatory
- Viewing By Appointment.

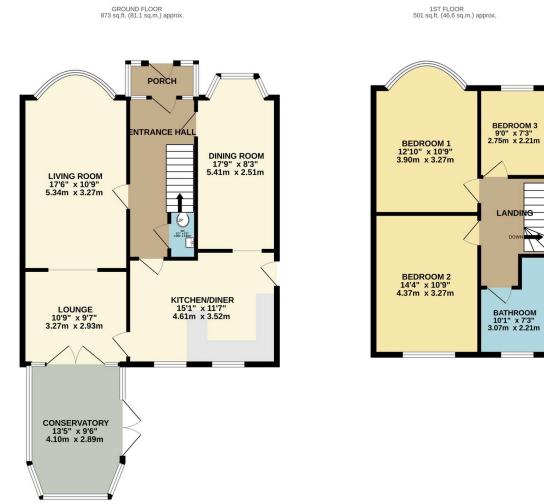


A stylishly presented EXTENDED DETACHED HOME, with an impressive FAMILY LIVING KITCHEN and CONSERVATORY, situated within easy reach of both Cheadle and Gatley Villages. The accommodation comprises of a porch, entrance hallway with Ground floor wash room, lounge with feature fireplace and a dining area, principle dining room opening through to a stunning family living kitchen and conservatory. The first floor comprises of three bedrooms of which are served by a four piece family bathroom suite. Externally, there is off road parking with a garden frontage. To the rear is a landscaped tiered lawn garden with patio.









TOTAL FLOOR AREA: 1335 sq ft (122.7 sq m) approx.  
 While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of actual finished rooms in the property may vary slightly from those shown on this floor plan. The floor plan is provided as a guide only and should not be used as a basis for any legal proceedings. The floor plan and any other information contained hereon has been prepared and is provided on an 'as is' basis. No liability can be accepted for any errors or omissions. Reproduction is prohibited.



| Energy Efficiency Rating                    |                            |           |
|---|----------------------------|-----------|
|   | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            | 82        |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            | 55                         |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |

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