



Andrew J.
Dawson
Independent Estate Agents

Mount Grove, Gatley

Offers In Region Of £430,000

3 1 3

- Three Bedroom Semi Detached
- Popular Gatley Quiet Cul De Sac
- Southerly Facing Rear Garden with Detached Garage
- Three Reception Room Including Garden Room
- Close Proximity to Gatley Centre and Train Station
- Double Storey Rear Extension
- Excellent Presentation Throughout
- Offered For Sale with No Onward Vendor Chain
- Retains Much of It's Original Character and Charms
- Tenure - Freehold / EPC - TBC / Council Tax Band - D



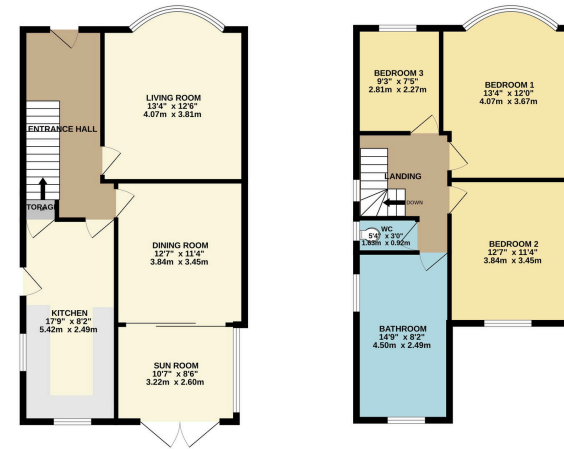
Offered for sale WITH NO ONWARD CHAIN is this beautiful TRADITIONAL EXTENDED SEMI DETACHED HOME with a SOUTHERLY FACING REAR GARDEN, situated on a QUIET RESIDENTIAL CUL DE SAC within a short walk of GATLEY VILLAGE CENTRE. The accommodation comprises of an entrance hallway, beautiful living room with bay window, dining room with sliding patio doors opening to the delightful sun room, extended dining kitchen with integrated appliances. The first floor reveals three well proportioned bedrooms served by a four piece large family bathroom suite with separate W.C. Externally, there is a block paved driveway providing leading to a detached garage and off road parking.



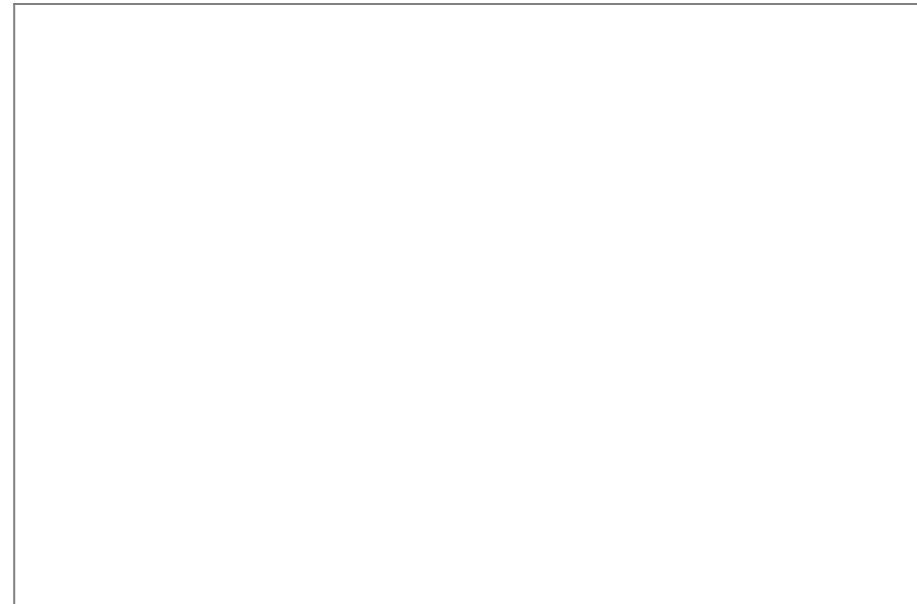


GROUND FLOOR
678 sq.ft. (62.9 sq.m.) approx.

1ST FLOOR
585 sq.ft. (54.4 sq.m.) approx.



TOTAL FLOOR AREA: 1261 sq.ft. (117.3 sq.m.) approx.
Where every effort has been made to ensure the accuracy of this floor plan, the measurements of areas, volumes, levels and any other details are approximate and are not intended to be used as a basis for any legal proceedings. The actual measurements of any part of the property may vary slightly from those shown on this floor plan. The actual measurements of any part of the property may vary slightly from those shown on this floor plan. The actual measurements of any part of the property may vary slightly from those shown on this floor plan. The actual measurements of any part of the property may vary slightly from those shown on this floor plan.



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