



Gainford Avenue, Gatley

Offers In Region Of £495,000

3 1 2



Offered for sale with no chain is this spacious and well appointed detached family home situated within a popular quiet enclave of Gatley Village. Gainford Avenue is located within a popular residential location with a short walk of the Village with an abundance of schools and amenities within reasonable reach. Gatley Village is also well located for local transport links including the Village Train Station and A34 Road Network providing excellent links to Manchester City Centre and Airport.

The accommodation comprises of an entrance porch, entrance hallway with understairs store room. The principle living room is well lit via a large window overlooking the frontage and a feature fireplace. A high square archway leads through to the dining area offering a fantastic space for formal entertaining and dining. Patio doors floor the room with natural light and offers fantastic views out over the rear garden. To the rear of the home is the spacious kitchen diner, fitted with a range of appliances including an oven and grill with hob with further space being available for free standing appliances. Through from the kitchen is a ground floor W.C and internal access through to the garage. The first floor reveals a large landing providing access to three excellently proportioned double bedrooms; all of which benefit from fitted wardrobes. The accommodation is served by a spacious fiver piece bathroom suite comprising of a wash basin, W.C, Bedit, walk in shower and a bath.

Externally, the property is approached by a large driveway with an area of lawn to the side. The driveway provides ample space for a number of vehicles and leads through to the integral garage. To the rear is a delightful rear garden, mostly laid to lawn with a patio area offering a suitable space for garden furniture. The garden is fully enclosed with a number of plants, shrubs and trees providing a high level of privacy with a garden store located at the rear of the garden.

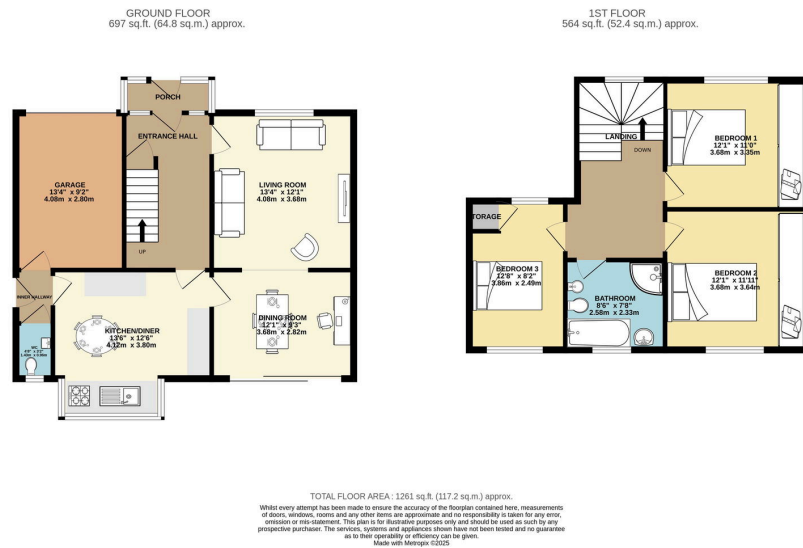
Agents Notes:

Material Information Part A:

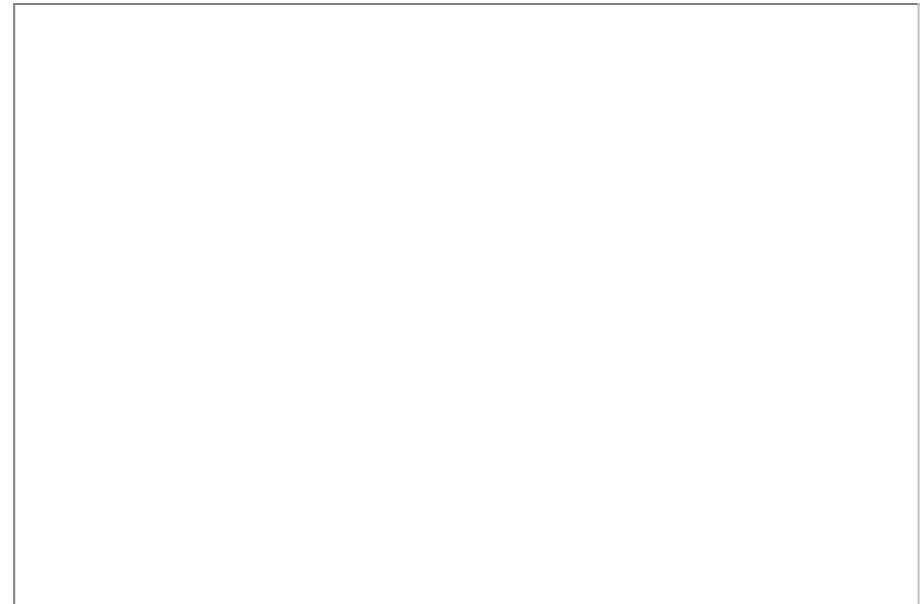
Council Tax Band - E

Tenure: Freehold





- Detached Family Home
- Open Plan Living & Dining Room
- Beautiful Lawn Rear Garden with Garden Store
- Extensive Off Road Parking with Garage
- Tenure - Freehold / EPC - TBC / Council Tax Band - E
- Three Well Proportioned Double Bedrooms
- Large Living & Dining Room
- Central Gately Location Close to the Station
- Spacious Five Piece Family Bathroom



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