



RESIDENTIAL SALES & LETTING AGENTS

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50 Borrowdale Avenue, Gatley

Offers Over £465,000

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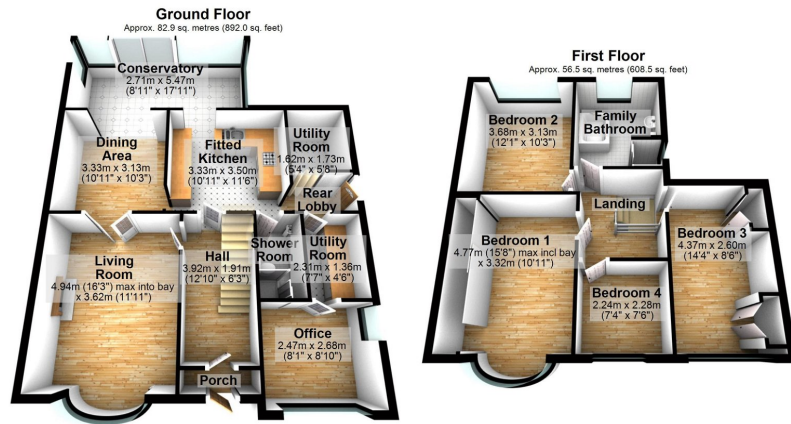
Step into the perfect blend of space, style, and convenience in this substantially extended four-bedroom semi-detached family home nestled in the sought-after Gatley area, where comfort meets everyday practicality for modern family living.

The home's proximity to Gatley village, with its array of shops, cafe bars, and restaurants, along with Gatley station and esteemed local schools, adds to its desirability. Commuters will appreciate the easy access to the national motorway network, enhancing the appeal of this well-appointed property.

Step into the porch, and then the reception hall, which sets the tone. There is a bay-fronted living room and a separate dining area. A highlight is the expansive Family room/Conservatory, a versatile space with lots of natural light. There is well-fitted contemporary kitchen, complete with appliances, complemented by not one, but two useful utility rooms and for those who work from home, the ground floor office provides an ideal facility. There is also a ground floor shower room. The accommodation also offers a great opportunity for re configuration should any buyer wish to do so. Upstairs are four decent size bedrooms and a family bathroom/WC with four piece suite. Other salient features include gas central heating and double glazing.

This home doesn't just stop at interiors; it extends its appeal to the outdoors. A private lawned rear garden beckons, complete with a decked seating area and a sizable summer house/bar—perfect for hosting and enjoying sun-kissed moments during the summer months. There is ample off-road parking for two vehicles at the front.





Total area: approx. 139.4 sq. metres (1500.5 sq. feet)

- Spacious and stylish four bedroom family home
- Sought after location, close to Gatley village and station
- Versatile, well presented and extended accommodation
- Living room, dining area and conservatory/family room
- Contemporary fitted kitchen plus two utility rooms
- Useful ground floor office and shower room/WC
- Family bathroom with four piece suite
- Gas central heating and double glazing
- Private rear garden with summerhouse/bar
- Off road parking



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	73
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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