



RESIDENTIAL SALES & LETTING AGENTS

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Gainford Avenue, Gatley, SK8 4QG

Offers Over £650,000

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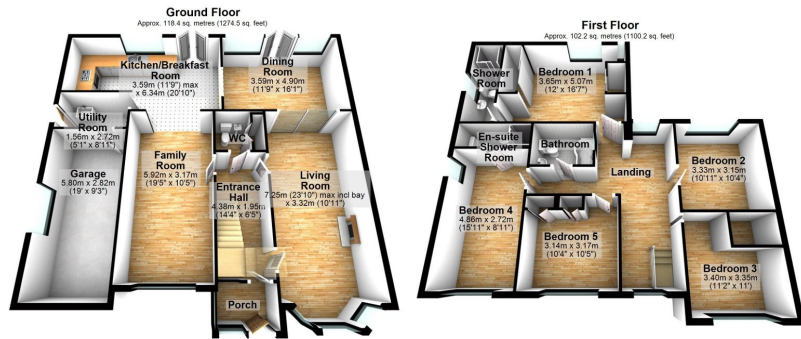


Nestled in the popular village of Gatley, anyone moving to this fantastic home will benefit from an array of amenities including shops, café bars, restaurants, excellent schools, and the nearby Gatley station and motorway access, for commuter routes.

The property occupies a generous plot, set back from the road and upon entering, a welcoming entrance hall with ground floor WC sets the tone for the spacious layout, which flows beautifully. There is an attractive living room, which opens into a delightful dining room with double doors opening onto the rear garden. The central hub of this home is the open plan family space with a generously sized family/sitting room, which opens into an open-plan fitted kitchen/breakfast room, plus useful utility room off.

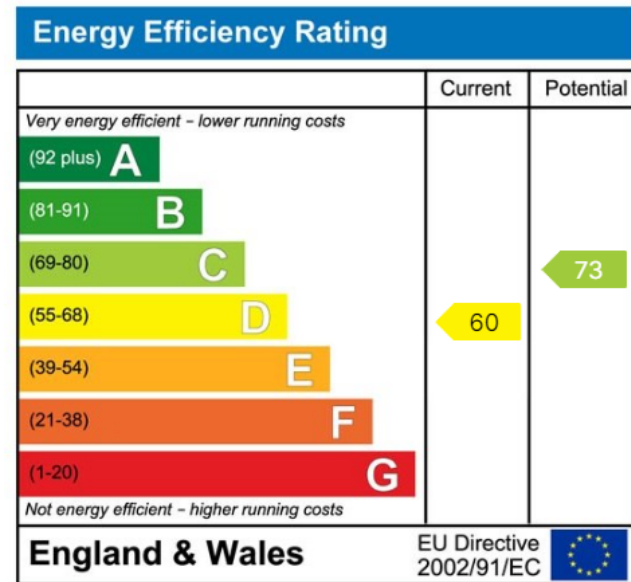
Upstairs, a generous landing provides space for a home office area. There are five good-sized bedrooms with two bedrooms having en suite shower rooms, alongside a main family bathroom. Other features include gas central heating and double glazing. Externally, there are lawned gardens to the front and rear. An integral garage offers potential for conversion into additional living space if desired. Off-road parking facilities are provided by a driveway, while the private rear garden offers a wonderful outdoor space, which is not directly overlooked.





Total area: approx. 220.6 sq. metres (2374.7 sq. feet)

- Prime location in Gatley village
- Multiple spacious living areas
- Modern open-plan kitchen/ breakfast room
- Five good-sized bedrooms, two with en suite shower
- Ground floor WC for convenience
- Versatile layout with potential home office space
- Gas central heating and double glazing
- Generous plot with lawned gardens to front and rear
- Integral garage with potential for conversion to additional living space
- Private rear garden, perfect for outdoor relaxation, not overlooked



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