



RESIDENTIAL SALES & LETTING AGENTS

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2 Cartmel Close, Gatley, SK8 4QP

Offers Over £400,000

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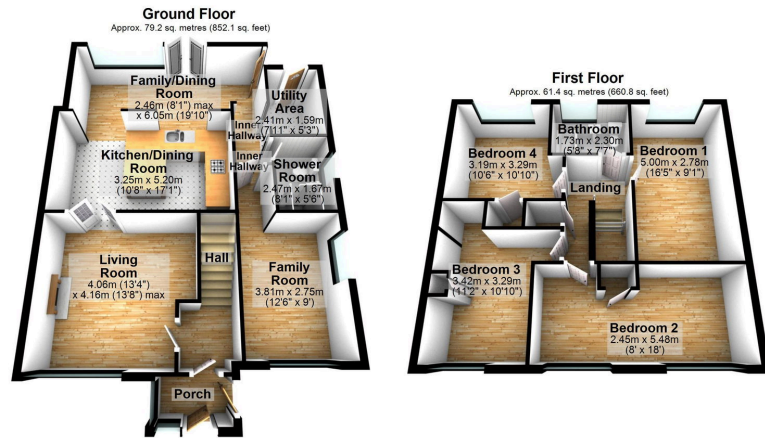


This truly exceptional semi-detached home, substantially extended and considerably improved, is situated on the highly sought-after Lakes Estate in Gatley. Set on an elevated corner plot, the property boasts over 1,500 square feet of thoughtfully designed family living space. The accommodation includes an entrance porch and hall, front living room and a contemporary fitted kitchen/breakfast room with extensive range of units and appliances. A spacious rear sitting/dining room offers a perfect space for entertaining or relaxing, complemented by a versatile family room, utility area, and a ground floor shower room/WC.

Upstairs, you'll find four generously-sized bedrooms and a modern family bathroom/WC. The home benefits from gas central heating and double glazing throughout. The generous outside space features a beautifully maintained rear garden with a lawn, mature fruit trees, and vegetable plots, alongside a seating area perfect for Summer alfresco dining. A side drive with ample parking for several vehicles leads to a detached garage.

Conveniently located near Gatley village, top-rated schools, Gatley train station, and major road networks, this home offers the perfect blend of comfort, style, and space, ideal for modern family living.





Total area: approx. 140.5 sq. metres (1512.8 sq. feet)

- Substantially extended semi-detached home
- Over 1,500 sq. ft. of stylish family living space
- Generous, elevated corner plot
- Contemporary fitted kitchen/breakfast room
- Spacious rear sitting/dining room
- Four generously-sized bedrooms
- Beautiful rear garden with fruit trees & vegetable plots
- Extensive parking on side drive plus detached garage
- Easy access to Gatley village, schools, and transport links
- Perfect blend of comfort, style, and space



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	72
(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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