

# *Callaghans*

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

**8 Oakwood Avenue,**  
**Gatley SK8 4LR**



**£625,000**

**No Chain**

**Edwardian Period Residence**

**Four Bedrooms / Two Bathrooms**

**Private Parking Plus Covered Carport**

**Stunning Rear Garden**

**Extensive Cellars**

**Central Gatley Location**

**Well Presented But Needing Updating**

Callaghans Estate Agents

46 Church Road, Gatley, SK8 4NQ

Telephone: 0161 491 4000, Fax: 0161 491 55 44

Website: [www.callaghansltd.com](http://www.callaghansltd.com) Email: [admin@callaghansltd.com](mailto:admin@callaghansltd.com)

**A charming semi-detached Edwardian residence set in the heart of Gatley village. This home offers well proportioned accommodation, enhanced by a stunning established rear garden and private parking. Offering excellent family accommodation there is a variety of options to update to suit modern living. A short walk brings you to the hub of Gatley village with an array of shops, eateries and beauty salons. Both the M60 and M56 motorways are within a few minutes drive as well as Gatley train station.**

**Entrance Hallway** Entering the property from the front undercover porch into the main hallway, there is a storage cupboard, small bay window, radiator and access to the wide staircase.

**Living Room** 15' 5" x 13' 11" (4.70m x 4.24m) Large, double glazed bay window with window seating, high ceiling with cornicing and ceiling rose, brick feature fireplace with electric fire, radiator.

**Sitting Room/Dining Room** 15' 1" x 13' 11" (4.59m x 4.24m) Patio doors leading to the rear garden, high ceiling with cornicing, feature fireplace with electric fire, radiator, serving hatch to the kitchen, built-in storage cabinet.

**Kitchen** 12' 2" x 11' 4" (3.71m x 3.45m) Fitted kitchen with plumbing for washing machine, built-in double oven, laminate flooring, dual windows plus floor to ceiling window to the inner hallway.

**Shower Room** Double walk in shower, WC, sink, tiled walls, lino flooring, large window, built-in storage unit.

**First Floor Landing** A wide landing offering access to all first floor rooms with access to the loft space.

**Bedroom One** 18' 8" x 13' 11" (5.69m x 4.24m) Front aspect, fitted wardrobes and dressing table, large double glazed bay window, high ceiling, cornicing, carpeted flooring.

**Bedroom Two** 14' 0" x 13' 10" (4.26m x 4.21m) Rear aspect of the property overlooking the rear garden, large double glazed window, fitted wardrobe and dressing table, high ceiling, carpeted flooring.

**Bedroom Three** 12' 10" x 8' 6" (3.91m x 2.59m) Rear aspect overlooking the garden, fitted wardrobe, large double glazed window, carpeted flooring.

**Bedroom Four** 13' 1" x 7' 10" (3.98m x 2.39m) To the front aspect, single in size, fitted wardrobes and dressing table/desk area.

**Bathroom** 9' 7" x 5' 7" (2.92m x 1.70m) Bath with electric shower overhead, built-in storage and airing cupboard, large opaque double glazed window, sink with vanity storage.

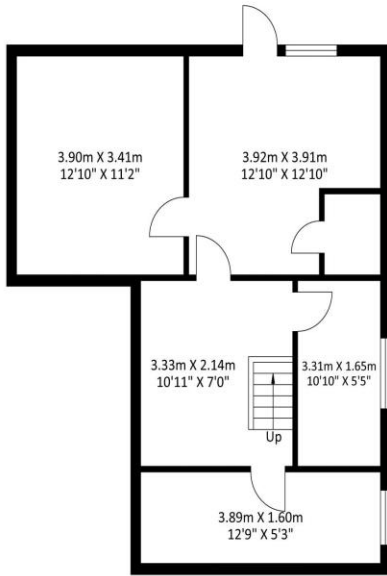
**WC** Separated from the bathroom, comprises of just the WC.

**Cellar** Multi-chamber cellar, spanning the whole footprint of the house.

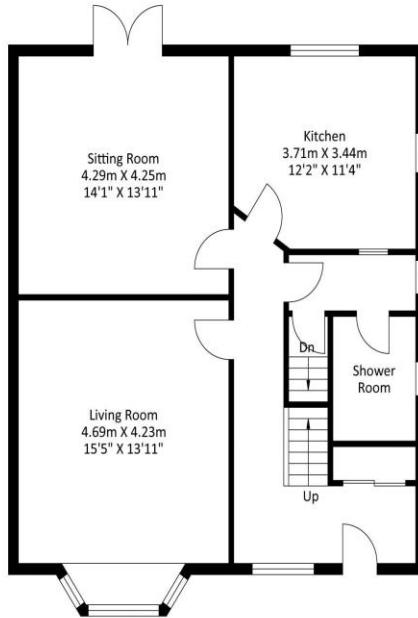
**External Front** Off road private parking plus double under cover carport which could be converted into a garage, front garden lawn area, hedging and wall for privacy from the street.

**Rear Garden** Well manicured and designed garden mainly laid to lawn, established with mature trees, hedging and shrubbery, pond, patio seating area, flag stoned patio area with stairs leading from the sitting/dining room access to the cellar.

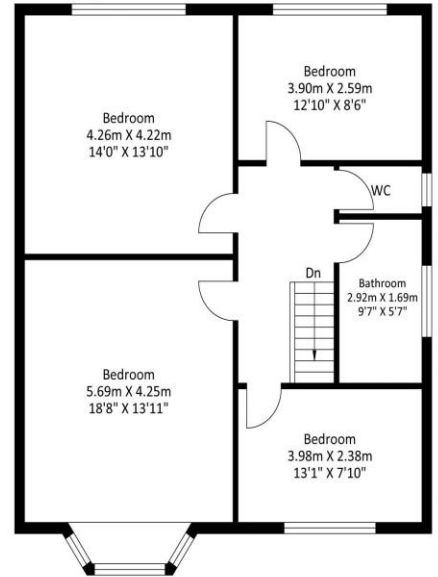
# 8 Oakwood Avenue, Gatley, SK8 4LR



Cellar  
Approximate Floor Area  
582.32 sq. ft  
(54.10 sq.m)



Ground Floor  
Approximate Floor Area  
804.06 sq. ft  
(74.70 sq.m)



First Floor  
Approximate Floor Area  
804.06 sq. ft  
(74.70 sq.m)

Approximate Gross Internal Area = 203.50 sq m / 2190.44 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

**Disclaimer:**

These particulars, whilst believed to be accurate are set out as a general guideline only or guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation or fact, but must satisfy themselves by inspection or otherwise as to their accuracy. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, including gas central heating and so cannot verify they are in working order or fit for their purpose. Further more solicitors should confirm movable items described in the sales particulars are, in fact included in the sale since circumstances do change during marketing or negotiations. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore if intending purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT**