

# *Callaghans*

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

**135 Gatley Road,**  
**Gatley SK8 4PD**



**£500,000**

**Period Property**  
**Renovation Required**  
**Chain Free**  
**Spacious Accommodation**  
**Large Rear Garden**  
**Desirable Location**

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**A generous sized period property, requiring modernisation, this residence is situated on a popular road in Gatley, just minutes from village centre and Cheadle. The ground floor provides flexible accommodation for a growing family including a large kitchen/diner, two reception rooms, utility and shower room. To the first floor two of the bedrooms are of generous proportions and the third is of a decent size, there is also both a bathroom and shower room. The rear garden is very private offering a suitable space perfect for entertaining family and friends and a safe space for children to play. Situated in a convenient location close to schools, Gatley train station and the M60 Motorways network, this property is ideal for buyers in search of a property to transform into a forever home.**

**Living Room** 15' 5" x 12' 0" (4.70m x 3.65m) Spacious room to the front aspect, high ceiling, large bay window, chandelier ceiling light and wall light fittings, carpeted flooring.

**Dining Room** 13' 5" x 11' 11" (4.09m x 3.63m) To the rear of the property with patio door leading onto the rear garden, high ceiling, carpeted flooring.

**Kitchen/Diner** 19' 5" x 10' 10" (5.91m x 3.30m) The kitchen area is currently fitted with wooden base and wall units, wide space, designated dining area with large rear window overlooking the garden, spotlight fixtures, exposed floorboards.

**Utility room** 12' 3" x 6' 11" (3.73m x 2.11m) Large area, plumbing for washer and dryers, currently has work surface and sink.

**Bathroom** 7' 6" x 6' 5" (2.28m x 1.95m) The downstairs bathroom currently comprises of shower cubicle, sink, WC and bidet with vanity unit. Mainly tiled walls and flooring.

**Bedroom 1** 14' 8" x 12' 1" (4.47m x 3.68m) To the front of the property, has high a ceiling, carpeted flooring, large bay window and built in wardrobes.

**Bedroom 2** 14' 5" x 12' 0" (4.39m x 3.65m) To the rear of the property overlooking the rear garden, large double room, high ceiling, carpeted flooring, large bay window.

**Bedroom 3** 8' 10" x 8' 6" (2.69m x 2.59m) To the front aspect, high ceiling, good sized single room, carpeted flooring.

**Bathroom** 9' 5" x 6' 10" (2.87m x 2.08m) Modern fitted bathroom consisting of bath with shower overhead, WC, sink, tiled flooring, part tiled walls, 2 storage cupboard and heated towel rail.

**Shower Room** Comprises of enclosed shower cubicle.

**Rear Garden** Predominantly laid to lawn the garden also features flag stoned pathways and is enveloped with a wide variety of mature specimen plants and trees, stocked borders. To the rear end of the garden are 2 sheds and extended garden space.

**Garage** 19' 5" x 9' 5" (5.91m x 2.87m) Double height integral single garage.

**External front** Gated entry, the property entrance is hedged for privacy with private driveway parking for multiple vehicles.

# 135 Gatley Road, Gatley, SK8 4PD



Ground Floor  
Approximate Floor Area  
1128.05 sq. ⌘  
(104.8 sq.m)

First Floor  
Approximate Floor Area  
639.37 sq. ⌘  
(59.40 sq.m)

Approximate Gross Internal Area = 164.20 sq m / 1767.43 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

## Disclaimer:

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