

# *Callaghans*

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

**3 Leyland Avenue,**  
**Gatley, SK8 4AF**



**£450,000**

**Extended Three Bedroom Semi Detached House**  
**Two Reception Rooms**  
**Open Plan Kitchen**  
**Three Double Bedrooms**  
**Two Bathrooms**  
**Rear Garden With Decked Area**  
**Integral Garage and Off Road Parking**

Callaghans Estate Agents  
46 Church Road, Gatley, SK8 4NQ  
Telephone: 0161 491 4000, Fax: 0161 491 55 44  
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**EXTENDED SEMI-DETACHED \*\* TWO BATHROOMS \*\* ATTIC ROOM \*\* THREE DOUBLE BEDROOMS \*\* GARAGE, OFF ROAD PARKING \*\* SPACIOUS GARDEN.** Callaghans of Gatley are pleased to offer for sale this spacious family home. Located near central Gatley at the head of a quiet street you could not ask for a more popular position. The property has ample driveway to accommodate a couple of cars and has an integral garage for storage or that special motor. Off the welcoming hallway is the first of the bathrooms with modern vanity suite. As you enter the living area you may well be surprised at how spacious and well adapted to modern living it is. To the front with bay window is the cosy lounge area, with glass panel doors separating it. The main lounge area is open plan, at the far end are patio doors opening onto the deck area of the garden. The lounge has an inset log burner creating a focal point to the room. Overlooking the lounge is the grey kitchen that is enhanced with the white granite worktop, with inset sink and gas hob. The garden is an ideal entertaining space with separate areas for your family to enjoy friends and the good weather. On the first floor is the family bathroom with tiled walls and walk in shower. The master bedroom has the large bay window lighting the room. There is a smaller double next to it to the front. At the rear is another double bedroom which has stairs to the attic room, an ideal home office or playroom. Given the quality of this property we expect a lot of interest, contact Callaghans now to see how your family could be enjoying this home.

**Living Room Leading to Kitchen 20' 7" x 12' 4" (6.27m x 3.76m)**

**Kitchen 15' 6" x 8' 6" (4.72m x 2.59m)**

**Living Room 13' 0" x 12' 6" (3.96m x 3.81m)**

**Bedroom 1 14' 3" x 11' 5" (4.34m x 3.48m)**

**Bedroom 2 12' 8" x 11' 5" (3.86m x 3.48m)**

**Bedroom 3 8' 6" x 7' 11" (2.59m x 2.41m)**

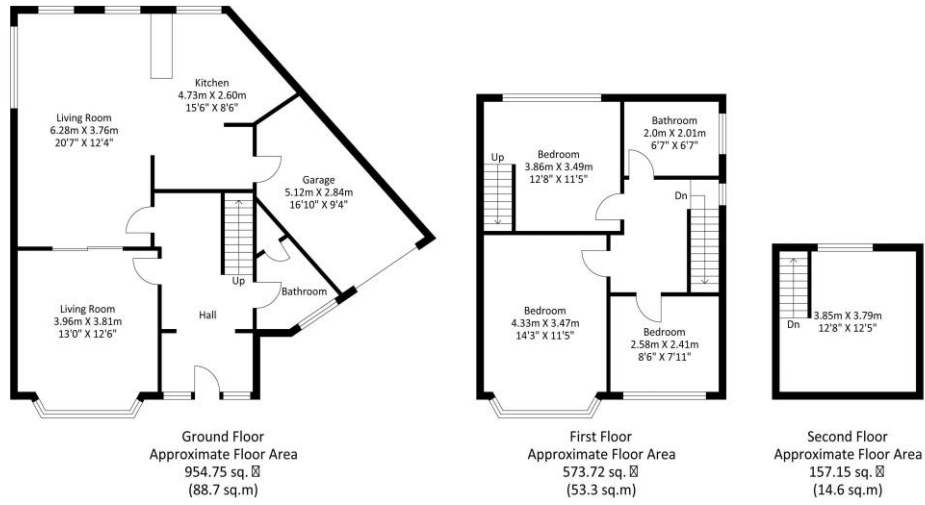
**Bathroom 6' 7" x 6' 7" (2.01m x 2.01m)**

**Loft Room 12' 8" x 12' 5" (3.86m x 3.78m)**

**Garage 16' 10" x 9' 4" (5.13m x 2.84m)**

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Approximate Gross Internal Area = 156.60 sq m /1685.62 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**