

Callaghans

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

58 Wilmslow Road,
Cheadle, SK8 1HL



£599,950

A Spacious And Well Presented Five Bedroom Semi Detached House
Spacious Entrance Hall
Two Reception Rooms
Study
Kitchen / Dining Room
Five Good Size Bedrooms
Downstairs Shower Room With WC
Utility Room
Driveway Providing Ample off Road Parking

Callaghans Estate Agents
46 Church Road, Gatley, SK8 4NQ
Telephone: 0161 491 4000, Fax: 0161 491 55 44
Website: www.callaghansltd.com Email: admin@callaghansltd.com

A Spacious & Well Presented Five Bedroom Semi Detached Family Home. Situated opposite Brookside park, within walking distance of Cheadle village and all its amenities , shops, bars and restaurants, easy access to the motorway network. The accommodation comprises; Reception hallway, two reception rooms and a study, bright and spacious kitchen/dining room, utility room, downstairs shower room with WC, five bedrooms. To the front of the property there is a double driveway, whilst the rear has a good sized enclosed garden with raised decked area. MUST BE VIEWED.

Front Paved driveway providing ample off road parking .

Entrance Porch UPVC double glazed door with UPVC double glazed windows either side.

Reception Hall Wooden front door with decorative leaded panels and windows either side, radiator and stairs to first floor landing.

Sitting Room 12' 4" x 12' 3" (3.76m x 3.73m) UPVC double glazed bay window to the front aspect, laminate flooring, inset fireplace, radiator, ceiling coving and picture rail.

Living Room 16' 10" x 12' 4" (5.13m x 3.76m) UPVC double glazed french doors with UPVC double glazed windows to either side giving access to the rear garden, inset fire place with log burner, picture rails, ceiling coving and radiator.

Study/Office 13' 3" x 7' 10" (4.04m x 2.39m) UPVC double glazed window to the front aspect and a radiator.

Kitchen/Dining Room 18' 8" x 16' 8" (5.69m x 5.08m) A fabulous entertaining space. Bi-fold doors with internal blinds leading to the rear garden, the kitchen area has two velux windows, a range of matching wall and base units with contrasting work tops, tiled splash backs, one and a half bowl stainless steel sink and drainer, built in oven and a five ring gas hob, integrated dishwasher, space for free standing fridge freezer.

Utility Area 8' 10" x 4' 11" (2.69m x 1.50m) Space and plumbing for washing machine, space for dryer , door leading to the rear garden. Door to:

Downstairs Shower Room/WC Fully tiled shower cubicle, low level WC, pedestal wash basin, ladder style radiator and extractor fan.

First Floor Landing UPVC double glazed window to the side elevation, picture rail.

Callaghans Estate Agents
46 Church Road, Gatley, SK8 4NQ
Telephone: 0161 491 4000, Fax: 0161 491 55 44
Website: www.callaghansltd.com Email: admin@callaghansltd.com

Bedroom One 12' 4" x 12' 3" (3.76m x 3.73m) UPVC double glazed bay window , picture rail, fitted wardrobes and a radiator.

Bedroom Two 14' 4" x 12' 4" (4.37m x 3.76m) UPVC double glazed window, space for free standing furniture and radiator.

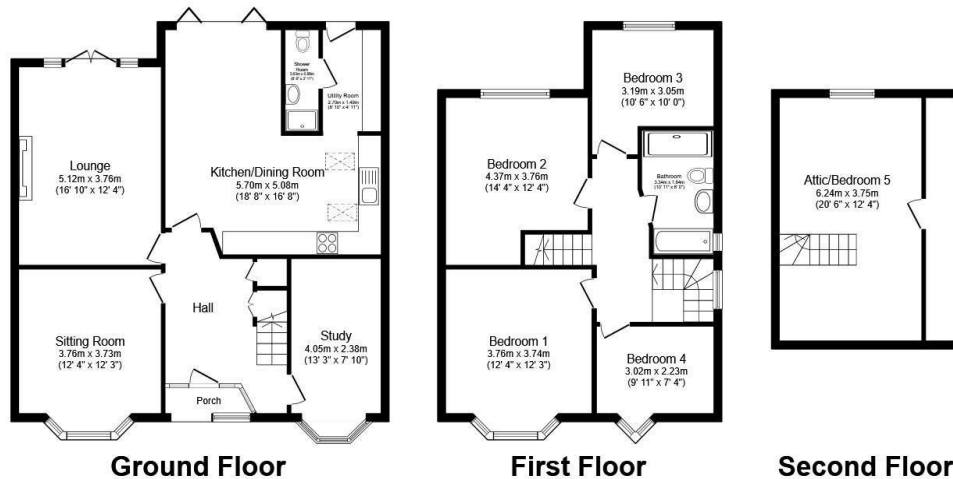
Bedroom Three 10' 6" x 10' 0" (3.20m x 3.05m) UPVC double glazed window to the rear, laminate flooring and a radiator.

Bedroom Four 9' 11" x 7' 4" (3.02m x 2.23m) UPVC double glazed window to the front and a radiator.

Family Bathroom 10' 11" x 6' 0" (3.32m x 1.83m) Obscured glass UPVC double glazed window, fully tiled shower cubicle with rain shower, panelled bath, wash basin, wall hung WC. chrome ladder style heated towel rail, inset ceiling lighting and tiled flooring.

Second Floor Bedroom Five 20' 6" x 12' 4" (6.24m x 3.76m) A fabulous size bedroom, UPVC double glazed window, built in storage cupboard, ample space for fitted or free standing furniture, inset ceiling lighting, radiator and laminate flooring.

Rear Garden Good size rear garden enclosed with wooden fences, raised decked area, paved seating area, garden shed and a generous sized lawn.



Total floor area 181.1 sq.m. (1,949 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Reed Rains. Powered by www.focalagent.com

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**