

Callaghans

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

18 Styal Road,
Cheadle, SK8 4JG



Offers Over £425,000

**Substantial Semi-Detached
Three Double Bedrooms
Prominent Gatley Location
Front and Rear Gardens
Garage and Driveway
Potential to improve.
Freehold
Council Band E**

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Callaghans are pleased to offer for sale this substantial three bedroom semi detached property. This is your chance to acquire a property you could mould into your forever home. Overlooking Gatley village and hill this property has it all. The checker board tiled hallway welcomes you with an elegant staircase. Off the hall is the spacious lounge with archway bay window filling the room with light. To the rear is the dining room that opens into the conservatory, again creating an airy space. The kitchen is spacious with wood floor and wall units, this will make a great family kitchen and entertaining hub. To the side of the kitchen is a utility room and downstairs toilet. On the first floor are three good double bedrooms. The front bedroom has a space off it that could be a stylish en-suite. The bathroom has a white suite with over bath shower and tiled walls. To the front of the property is a lawn and driveway leading into the commodious garage. The rear garden has a patio area and large banked lawn. With its size and location this is a potential dream move for your family.

Lounge 13' 0" x 12' 2" (3.96m x 3.71m)

Dining Room 13' 4" x 11' 1" (4.07m x 3.38m)

Conservatory 10' 2" x 10' 2" (3.1m x 3.1m)

Kitchen 12' 11" x 16' 3" (3.94m x 4.96m)

Utility room 7' 8" x 6' 5" (2.33m x 1.95m)

Downstairs Toilet 7' 8" x 6' 6" (2.33m x 1.98m)

Garden

Family Bathroom 8' 11" x 5' 11" (2.72m x 1.81m)

Bedroom One 13' 1" x 12' 2" (3.98m x 3.72m)

En-suite 8' 7" x 2' 9" (2.62m x 0.83m)

Bedroom Two 11' 2" x 13' 5" (3.40m x 4.1m)

Bedroom Three 9' 11" x 9' 11" (3.01m x 3.03m)

GROUND FLOOR
1092 sq.ft. (101.5 sq.m.) approx.



1ST FLOOR
555 sq.ft. (51.6 sq.m.) approx.



TOTAL FLOOR AREA: 1647 sq.ft. (153.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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