

Callaghans

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

39 Stonepail Close,
Cheadle, SK8 4HX



£360,000

**Stylish Semi-Detached
Three Bedrooms
Quiet Cul-De-Sac
Showroom Quality Bathroom
White Gloss Kitchen
Sunny Spacious Lounge.
Freehold
Council Band C**

Callaghans Estate Agents
46 Church Road, Gatley, SK8 4NQ
Telephone: 0161 491 4000, Fax: 0161 491 55 44
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Callaghans are pleased to offer for sale this charming home on a secluded Cul-De-Sac, a short stroll from central Gatley and Gatley Hill. Gatley is a great family location with good schools, transport links and green spaces. This property is in move-in condition and offers spacious family living. There is a long drive that leads to your front door, opening into a welcoming hallway. The kitchen is to your left, with a stylish white gloss array of wall and floor units, with inset oven, hob and sink setting off the quality of the room. Off the hallway is a very convenient toilet and utility/store room, created by splitting the garage to create an invaluable space. At the rear of the property is the open lounge diner, which runs across the width of the property, with wide windows flooding the room with light. There is a mature terrace patio garden perfect for entertaining. On the first floor is the tiled showroom quality family bathroom with modern suite and stylish walk in shower. The three bedrooms are all a good size, allowing the family their own space. Given the location, fit and finish of this property we expect a lot of interest, call Callaghans now to arrange your viewing.

Lounge 20' 8" x 11' 0" (6.31m x 3.35m)

Kitchen 7' 5" x 12' 2" (2.27m x 3.72m)

Cloakroom 8' 3" x 6' 4" (2.52m x 1.94m)

Utility/Store Room 9' 0" x 10' 2" (2.75m x 3.11m)

Family Bathroom 7' 11" x 9' 1" (2.41m x 2.77m)

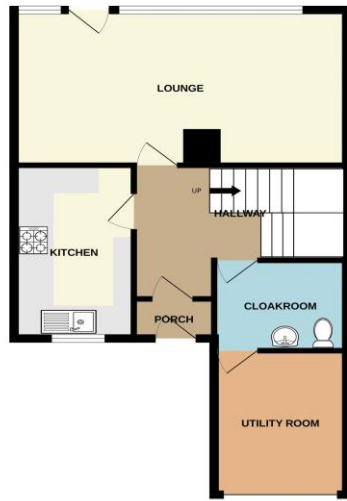
Bedroom One 11' 2" x 10' 10" (3.4m x 3.3m)

Bedroom Two 9' 8" x 11' 1" (2.94m x 3.37m)

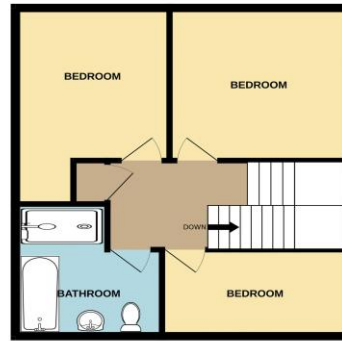
Bedroom Three 12' 6" x 6' 2" (3.8m x 1.88m)

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GROUND FLOOR
569 sq.ft. (52.9 sq.m.) approx.



1ST FLOOR
483 sq.ft. (44.9 sq.m.) approx.



TOTAL FLOOR AREA: 1052 sq.ft. (97.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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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**