

Callaghans

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

13 Park Road,
Cheadle, SK8 4HP



£575,000

**Extended Substantial Semi-Detached
Large Established Gardens
Stylish Spacious Bathroom and En-Suite
Extended Kitchen/Dining space
Downstairs Toilet.
Brick Detached Garage
Freehold**

Callaghans Estate Agents
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Callaghans are honoured to offer for sale your families forever home. This substantial Semi-Detached property has been extended and tastefully updated over a number of years. It probably has everything you are looking for, when you think of the perfect family home. As you enter the welcoming hallway, with stained glass windows it creates an immediate impression. To the front is the spacious front lounge with feature fireplace and large bay windows filling the room with light. Off the hall is the Sitting room with log burner and folding doors opening into the dining area and then the garden. The Kitchen and dining space is open plan. Overlooking the decked area of the garden. The large kitchen has stylish cream and brown gloss wall and floor units with breakfast bar peninsular. There is plenty of room for appliances with integrated, double oven, microwave, 5 ring gas hob, dishwasher washing machine and fridge freezer. The garden has a brick Garage and a well laid garden with separate areas. On the first floor is a stylish family bathroom with walk in shower, and freestanding bath. The front bedroom is spacious with the large bay window lighting it. The rear bedroom is as spacious and has the bonus of a large En-suit bathroom also with walk in shower and freestanding bath. The third bedroom is a good sized single or would also make a great home office. Located close to central Gatley with its shops, Schools and transport links, this property will appeal to all. Contact Callaghans now to see how your family could be making this your special home.

Lounge 13' 5" x 12' 11" (4.1m x 3.94m)

Family Room 14' 1" x 12' 5" (4.28m x 3.79m)

Dining Area 12' 0" x 9' 4" (3.65m x 2.85m)

Kitchen 21' 7" x 9' 5" (6.59m x 2.87m)

Downstairs Toilet 2' 7" x 4' 8" (0.8m x 1.43m)

Rear Bedroom 14' 1" x 12' 4" (4.28m x 3.76m)

Rear En-Suite 10' 7" x 8' 8" (3.22m x 2.64m)

Front Bedroom 13' 4" x 13' 0" (4.07m x 3.97m)

Third Bedroom 8' 4" x 8' 6" (2.54m x 2.60m)

Family Bathroom 10' 4" x 8' 11" (3.16m x 2.71m)

Garden

Garage

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GROUND FLOOR
803 sq.ft. (74.6 sq.m.) approx.



1ST FLOOR
688 sq.ft. (63.9 sq.m.) approx.



TOTAL FLOOR AREA : 1491 sq.ft. (138.5 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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