

Callaghans

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

9 Park Road,
Cheadle, SK8 4HP



Offers Over £475,000

Exceptional Bungalow
Three Bedrooms
Open Plan Living
Sun room
Entertaining Kitchen and Garden
Move in Condition
Freehold
Council Band E

Callaghans Estate Agents
46 Church Road, Gatley, SK8 4NQ
Telephone: 0161 491 4000, Fax: 0161 491 55 44
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EXQUISITE DETACHED BUNGALOW. This substantial property has been updated to a high standard and can be considered as one of the best examples on the market at this time. Internally the living space is mainly open plan, creating a modern space ideal for entertaining family and friends, while retaining a cosy family feel. The lounge has a log burner as a main feature, The lounge opens into the sun-room, making the open space light and airy. From the sun-room's doorway you will enjoy the spacious mature garden with plenty of spaces for the family to relax in. The kitchen overlooks the garden and is fitted with a stylish cream gloss wall and floor units with plenty of appliances including the range hob and double oven. Adjoining the kitchen and lounge is the dining area completing a spacious family space. On the other side of the hallway is the bedroom area. At the end of the hallway is the modern tiled family bathroom with walk in shower, bidet and vanity sink, creating a showroom quality room. The bathroom can also be accessed from the master bedroom, again overlooking the garden. There is a double bedroom at the front and a spacious single or office in-between. To the front of the property is a paved garden with gates that could easily accommodate 6 to 8 cars. Located on one of the most popular roads in Gatley and surrounding area, this property has everything. Contact Callaghans now to see how you could be moving into your forever home.

Lounge 21' 6" x 12' 0" (6.56m x 3.65m)

Dining area 13' 9" x 9' 1" (4.2m x 2.77m)

Kitchen 11' 11" x 10' 10" (3.62m x 3.29m)

Family Bathroom 7' 10" x 9' 3" (2.38m x 2.81m)

Sun Room 10' 10" x 11' 11" (3.29m x 3.62m)

Bedroom One 11' 0" x 12' 10" (3.36m x 3.90m)

Bedroom Two 6' 9" x 10' 8" (2.05m x 3.24m)

Bedroom Three 10' 8" x 15' 1" (3.25m x 4.59m)

Utility room 4' 6" x 7' 10" (1.37m x 2.4m)

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GROUND FLOOR
1249 sq.ft. (116.0 sq.m.) approx.



TOTAL FLOOR AREA : 1249 sq.ft. (116.0 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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