

# *Callaghans*

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

**9 Bradgate Avenue,**  
**Cheadle, SK8 3AQ**



**£300,000**

**Heald Green Semi-Detached**  
**Juliette Balcony**  
**Three Bedrooms**  
**Stylish Bathroom**  
**Gardens, Garage and Drive**  
**Freehold**

Callaghans Estate Agents  
46 Church Road, Gatley, SK8 4NQ  
Telephone: 0161 491 4000, Fax: 0161 491 55 44  
Website: [www.callaghansltd.com](http://www.callaghansltd.com) Email: [admin@callaghansltd.com](mailto:admin@callaghansltd.com)

Callaghans are happy to offer for sale this Semi-detached property with charming addition of a Juliette balcony, providing a picturesque view of well-tended gardens. From the inviting entrance porch leading to a welcoming hallway, a spacious lounge perfect for relaxation, French doors open into the fitted dining kitchen with patio doors that open to a serene garden, ideal for entertaining or enjoying quiet moments outdoors. The upper floors typically house comfortable double bedrooms; the rear bedroom boast double-glazed doors that reveal a glass Juliet balcony, offering a delightful vista of the garden's greenery. The addition of a third bedroom or study complete the sleeping arrangements. The tiled bathroom is equipped with a free-standing roll top bath and waterfall shower, complete the stylish living spaces. Externally, these homes are designed with practicality in mind, featuring a driveway for convenient off-road parking, an attached garage for extra storage, and additional covered storage space. The rear garden can be your haven of tranquility with a generous lawn and a cozy seating area, inviting residents to enjoy the outdoors. This home encapsulate the essence of suburban living, combining comfort, elegance, and functionality.

**Lounge** 16' 0" x 11' 10" (4.87m x 3.6m)

**Kitchen** 18' 3" x 7' 10" (5.57m x 2.4m)

**Family Bathroom** 8' 4" x 7' 2" (2.54m x 2.18m)

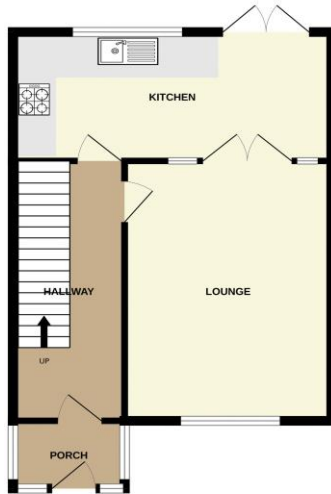
**Bedroom One** 12' 5" x 10' 5" (3.79m x 3.17m)

**Bedroom Two** 7' 6" x 10' 5" (2.28m x 3.18m)

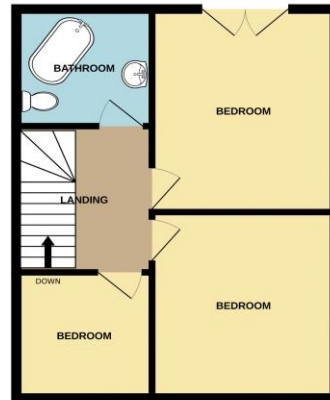
**Bedroom Three** 7' 6" x 9' 0" (2.28m x 2.75m)

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GROUND FLOOR  
461 sq.ft. (42.8 sq.m.) approx.



1ST FLOOR  
435 sq.ft. (40.4 sq.m.) approx.



TOTAL FLOOR AREA: 896 sq.ft. (83.2 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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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**