

# *Callaghans*

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

**9 Green Walk,**  
**Cheadle, SK8 4BN**



**£390,000**

**Corner Plot Detached**  
**Tiled Wetroom**  
**Two Receptions**  
**Three Bedrooms**  
**Gardens, Garage and driveway**  
**Close to Gatley Centre and Carrs.**  
**Freehold**  
**Council Band D**

Callaghans Estate Agents  
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**This delightful detached property, situated on a generous corner plot, offers an abundance of space and comfort for your family. The front lounge, bathed in natural light thanks to its dual aspect and bay window, creates a warm and inviting atmosphere. The rear dining room, with its elegant glass doors, opens onto a wraparound garden that provides a perfect setting for entertainment and a safe haven for children to play. The heart of the home, an extended kitchen, is fitted with modern units and offers convenient access to both the garage and garden, making it ideal for modern living. Upstairs, the stylish wet room is tastefully decorated with cream tiled walls, adding a touch of sophistication. The property boasts three spacious bedrooms, ensuring ample space for family and guests alike. Its prime location, just a short stroll from the vibrant centre of Gatley, with its diverse selection of shops and bars, and equally close to Gatley Carrs for those seeking tranquil recreational walks, makes this property a highly desirable residence. Call Callaghans now to ensure you don't miss this opportunity.**

**Lounge** 11' 11" x 12' 5" (3.64m x 3.78m)

**Dining Room** 13' 3" x 11' 3" (4.04m x 3.44m)

**Kitchen** 5' 8" x 18' 1" (1.73m x 5.52m)

**Wetroom** 7' 5" x 7' 7" (2.26m x 2.32m)

**Bedroom One** 11' 11" x 12' 8" (3.62m x 3.85m)

**Bedroom Two** 12' 8" x 11' 7" (3.87m x 3.54m)

**Bedroom Three** 9' 5" x 7' 5" (2.86m x 2.26m)

**Garage** 15' 8" x 9' 6" (4.77m x 2.89m)

**Gardens**

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GROUND FLOOR  
714 sq.ft. (66.3 sq.m.) approx.



1ST FLOOR  
513 sq.ft. (47.7 sq.m.) approx.



TOTAL FLOOR AREA : 1227 sq.ft. (114.0 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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