

Callaghans

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

9 Green Walk,
Cheadle, SK8 4BN



Offers in Excess of £375,000

**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
46 Church Road, Gatley, SK8 4NQ
Telephone: 0161 491 4000, Fax: 0161 491 55 44
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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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