

Callaghans

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

73 Borrowdale Avenue,
Cheadle, SK8 4QQ



£365,000

Semi-Detached Bungalow
Detached Workshop/Outbuilding
Three Bedrooms
Large Summer House
Landscaped Gardens and Spacious Driveway
White Gloss Kitchen and Utility Room
Freehold
Council band C

Callaghans Estate Agents
46 Church Road, Gatley, SK8 4NQ
Telephone: 0161 491 4000, Fax: 0161 491 55 44
Website: www.callaghansltd.com Email: admin@callaghansltd.com

Callaghans are excited to present a spacious three-bedroom bungalow that boasts an additional detached brick Outhouse/Workshop ideal for working from home or hobby interests. As you step through the welcoming porch, you're greeted by a bright lounge featuring a large bay window that bathes the room in natural light. The journey continues into the dining kitchen, adorned with white gloss units, an inbuilt sink, and modern appliances, all arranged to complement the dining area within another bay window. The utility room extends the functionality with additional units, a sink, and provisions for laundry appliances. A stylishly tiled bathroom with an over-bath shower adds a touch of elegance. Accommodation includes two generous double bedrooms and a versatile single bedroom, perfect for a home office. The charm extends beyond the interior; a well-manicured lawn garden with ample parking space welcomes you at the front, while the rear garden is a thoughtfully designed retreat, complete with a summer house for relaxation after indulging in culinary pursuits in the brick-built, industrial-quality kitchen. This property is not just a house; it's a canvas for memories. Embrace the opportunity to make it your own and enjoy the blend of comfort, style, and practicality.

Lounge 15' 7" x 12' 1" (4.75m x 3.68m)

Kitchen 15' 7" x 9' 8" (4.75m x 2.95m)

Utility Room 7' 6" x 13' 1" (2.29m x 4m)

Bedroom One 11' 10" x 10' 11" (3.6m x 3.32m)

Bedroom Two 8' 4" x 8' 11" (2.54m x 2.72m)

Bedroom Three 6' 9" x 10' 10" (2.06m x 3.31m)

Family Bathroom 5' 9" x 6' 0" (1.75m x 1.82m)

Large Summer House 16' 3" x 8' 0" (4.95m x 2.45m)

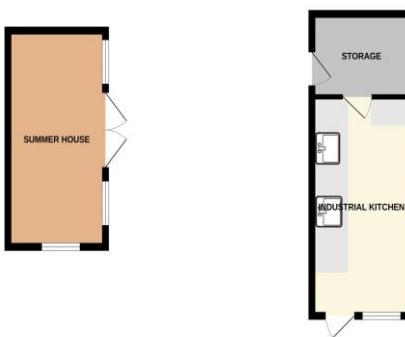
Workshop/Outhouse 8' 7" x 16' 5" (2.62m x 5m)

Workshop/Outhouse Storeroom 6' 3" x 8' 6" (1.9m x 2.58m)

GROUND FLOOR
804 sq.ft. (74.7 sq.m.) approx.



OUTBUILDINGS
332 sq.ft. (30.6 sq.m.) approx.



TOTAL FLOOR AREA: 1135 sq.ft. (105.5 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 plan, symbols and dimensions have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix 6/2024

Disclaimer:

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**