

Callaghans

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

299 Hollyhedge Road,
Cheadle, SK8 4HH



£450,000

**Secluded Spacious Detached
Stylish Bathroom
Extended Kitchen Living Area.
Attic Conversion
Entertain Outdoors
Gardens, Garage and Driveway
Freehold
Council Band E**

Callaghans Estate Agents
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Exquisite extended detached property in a secluded spot on Hollyhedge Road in Gatley. Arranged over three floors this is a well-presented stylish property you do not want to miss. To the front is a spacious lounge, just off the welcoming hallway. To the rear is the heart of the property, an extended living kitchen with bi-fold doors opening into the spacious garden, an ideal space for entertaining friends and family or just relaxing of an evening, watching your children play in the tree house. The kitchen units are in white gloss with onyx worktops and with a central island with breakfast bar creating a luxurious space. Equipped with integrated appliances this is a cook's dream, with ample preparation space allowing your culinary delights to be enjoyed at the table or out on the patio. The cooking is not confined to the kitchen there is ample barbeque space outside, with fixed pizza oven and grill. On the first floor is the stylish bathroom with blue tiled walls, a freestanding bath and walk in shower, providing an oasis of calm. On this floor are three proportional bedrooms for your family to relax of an evening. The attic has been converted providing further leisure space or home office. This property is further enhanced with a convenient utility, cloak room and toilet off the hallway, A detached Garage, Shed and Long secure driveway enhance the access to the property and provide secure storage. Given this properties location and quality we expect a lot of interest, contact Callaghans now to ensure you do not miss out.

Front Lounge 12' 11" x 12' 7" (3.94m x 3.84m)

Living Room 23' 3" x 12' 10" (7.09m x 3.91m)

Kitchen 7' 5" x 10' 9" (2.27m x 3.27m)

Downstairs Toilet 4' 5" x 2' 6" (1.35m x 0.76m)

Master bedroom 13' 1" x 11' 5" (4m x 3.49m)

Bedroom Two 11' 3" x 12' 8" (3.44m x 3.86m)

Bedroom Three 7' 10" x 7' 11" (2.4m x 2.42m)

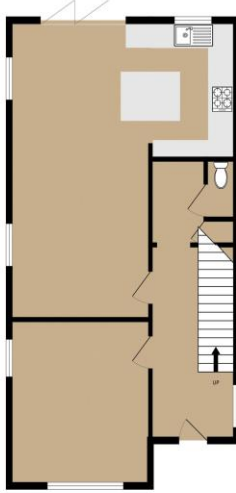
Attic Room 16' 9" x 8' 8" (5.1m x 2.65m)

Family Bathroom 5' 11" x 7' 9" (1.8m x 2.35m)

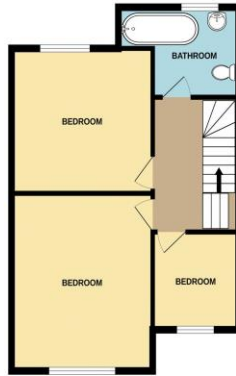
Gardens

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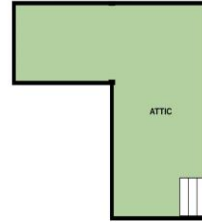
GROUND FLOOR
707 sq.ft. (65.7 sq.m.) approx.



1ST FLOOR
518 sq.ft. (48.2 sq.m.) approx.



2ND FLOOR
0 sq.ft. (0.0 sq.m.) approx.



TOTAL FLOOR AREA: 1226 sq.ft. (113.9 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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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**