

Callaghans

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

12 Bromleigh Avenue,
Gatley, SK8 4DB



Offers Over £300,000

**Semi-Detached
Three Bedrooms
Open Plan Living
Downstairs Toilet/Utility
Gardens, Garage and driveway
Close to Gatley centre and Carrs
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

This extended semi-detached property offers a spacious open-plan lounge, perfect for family gatherings, with patio doors that open up to a beautifully maintained lawn garden, creating a seamless indoor-outdoor living experience. The modern kitchen is equipped with sleek units and a striking onyx worktop, complemented by a convenient utility room with a toilet. Upstairs, the first floor houses three well-proportioned bedrooms, alongside a family bathroom that features stylish tiling and a grey corner bath suite. The home benefits from both front and rear gardens, as well as a detached garage, providing ample outdoor space and storage. Off-road parking is an added luxury, ensuring peace of mind. Nestled in a quiet cul-de-sac, the location promises a tranquil living environment while still being within easy reach of central Gatley and the natural beauty of Gatley Carrs, making it an ideal home for those seeking comfort and convenience.

Lounge 24' 8" x 11' 7" (7.53m x 3.53m)

Kitchen 6' 8" x 11' 5" (2.02m x 3.47m)

Toilet/Utility Room 6' 8" x 2' 9" (2.02m x 0.85m)

Family Bathroom 7' 10" x 7' 3" (2.38m x 2.21m)

Bedroom One 8' 7" x 8' 8" (2.62m x 2.63m)

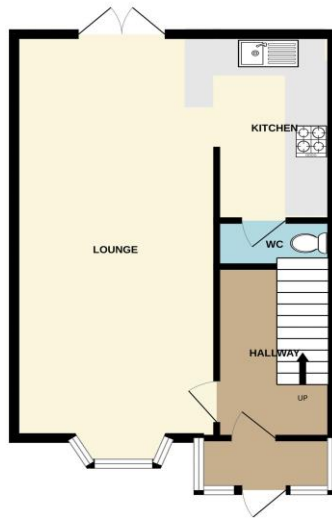
Bedroom Two 8' 8" x 10' 4" (2.64m x 3.15m)

Bedroom Three 5' 9" x 7' 11" (1.76m x 2.41m)

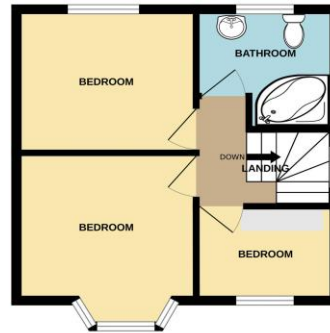
Gardens

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

GROUND FLOOR
481 sq.ft. (44.7 sq.m.) approx.



1ST FLOOR
332 sq.ft. (30.8 sq.m.) approx.



TOTAL FLOOR AREA: 813 sq.ft. (75.5 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 services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropack (2022)

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**