

Callaghans

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

30 Wilcott Road,
Cheadle, SK8 4DX



£570,000

**Substantial Gatley Semi-Detached
Professional Landscaped Gardens**

Five Bedrooms

Three Receptions

Spacious Family Kitchen

Ready to Move into.

Freehold

Off Road Parking

Callaghans Estate Agents

46 Church Road, Gatley, SK8 4NQ

Telephone: 0161 491 4000, Fax: 0161 491 55 44

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The Gatley area is renowned for its charming semi-detached homes, and this particular property stands out with its substantial extension and an expansive professionally landscaped garden, nestled adjacent to Gatley Park. From the front driveway the residence boasts a large, welcoming hallway that leads to a cozy front lounge, bathed in natural light from the bay window. The rear lounge offers a seamless transition to the stunning rear garden, creating an ideal space for relaxation or entertaining guests. The open kitchen and dining room promise a culinary haven, with ample floor and wall units and generous space for appliances. Off the kitchen is the dining room with large bay window lighting your culinary creations. The first floor houses a tiled family bathroom, complete with a four-piece white suite and an over-bath shower, ensuring convenience and comfort. Additionally, a separate toilet caters to the needs of a bustling household. The sleeping quarters comprise four sizable double bedrooms, two of which feature fitted wardrobes, while the fifth bedroom serves as a versatile single room or study. This property is a true gem, its location is as good as the property, it's a short stroll to Gatley village with its independent shops, train station and excellent schools. With its blend of indoor elegance and outdoor allure, it's a must-see for those seeking a harmonious living space in Gatley. Contact Callaghans now to find out more.

Lounge Front 10' 2" x 10' 11" (3.10m x 3.32m)

Dining Room 10' 7" x 10' 4" (3.23m x 3.15m)

Rear Lounge 10' 3" x 14' 9" (3.13m x 4.49m)

Kitchen 17' 7" x 14' 2" (5.35m x 4.33m)

Bedroom Front Right 11' 5" x 10' 5" (3.48m x 3.18m)

Bedroom Front Right 10' 1" x 11' 6" (3.07m x 3.51m)

Bedroom Rear Right 10' 5" x 10' 6" (3.17m x 3.19m)

Bedroom Rear Left 13' 7" x 10' 2" (4.14m x 3.11m)

Bedroom Five 8' 2" x 6' 4" (2.50m x 1.94m)

Toilet 2' 11" x 5' 7" (0.89m x 1.69m)

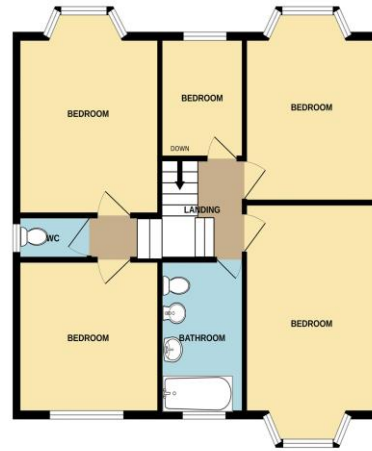
Family Bathroom 10' 4" x 6' 4" (3.16m x 1.92m)

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GROUND FLOOR
727 sq.ft. (67.5 sq.m.) approx.



1ST FLOOR
732 sq.ft. (68.0 sq.m.) approx.



TOTAL FLOOR AREA: 1459 sq.ft. (135.6 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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