

# *Callaghans*

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

## **23 Homebeck House, Cheadle, SK8 4NF**



**£110,000**

**Views of Gatley Green and St James  
First Floor Over 60's Apartment  
Spacious Double Bedroom  
Communal Lounge, Gardens and Laundry  
Modern Shower Room  
On Site manager  
Secure Entry**

Callaghans Estate Agents  
46 Church Road, Gatley, SK8 4NQ  
Telephone: 0161 491 4000, Fax: 0161 491 55 44  
Website: [www.callaghansltd.com](http://www.callaghansltd.com) Email: [admin@callaghansltd.com](mailto:admin@callaghansltd.com)

Callaghans are pleased to offer for sale this over 60's apartment that offers a harmonious blend of comfort and practicality, overlooking Gatley Green and St James Church. This First floor haven is not just a living space but a gateway to a peaceful lifestyle, with its private entrance ushering you into a world of convenience. The living and dining room promises a welcoming area for relaxation, while the fitted kitchen stands ready to cater to your culinary exploits. The double bedroom, equipped with built-in wardrobes, ensures a restful retreat. The inclusion of a large storage cupboard in the hallway is a welcome addition. The well-appointed bathroom With walk in shower reflects a design that understands the value of both space and accessibility. The communal aspects of the development are just as impressive, with a dedicated house manager and a residents' lounge that fosters a sense of community. The convenience of communal laundry facilities, lift access, and the beautifully maintained grounds add layers of ease to your daily living. Moreover, the provision of off-road parking for visitors speaks volumes of the thoughtful planning that has gone into creating a place that not only meets but anticipates your needs. Whether it's the proximity to Gatley Village with its array of amenities or the assurance of a secure and well-managed environment, this apartment seems to tick all the boxes for a comfortable and convenient retirement lifestyle.

**Lounge** 10' 6" x 15' 5" (3.21m x 4.71m)

**Kitchen** 7' 2" x 5' 3" (2.19m x 1.61m)

**Bedroom** 13' 11" x 8' 9" (4.23m x 2.67m)

**Bathroom** 5' 5" x 6' 9" (1.65m x 2.06m)

**Communal Gardens**

**Laundry**

**Callaghans Estate Agents**  
**46 Church Road, Gatley, SK8 4NQ**  
**Telephone: 0161 491 4000, Fax: 0161 491 55 44**  
**Website: [www.callaghansltd.com](http://www.callaghansltd.com) Email: [admin@callaghansltd.com](mailto:admin@callaghansltd.com)**

GROUND FLOOR  
399 sq.ft. (37.1 sq.m.) approx.



TOTAL FLOOR AREA : 399 sq.ft. (37.1 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and fittings are approximate and no responsibility is taken for any omissions or mis-statements. This plan is for guidance 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 Metropix ©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**