

Callaghans

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

16 Mount Grove, Gatley, SK8 4HR



£675,000

**Spacious Gatley Detached
Detached Garage/Studio
Four Bedrooms
Two Receptions
Showroom Kitchen
Roll top bath with shower
Master Bedroom with En-suite
Large Gardens and Driveway**

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Callaghans are pleased to offer for sale this exceptional detached property at the end of a quiet cul-de-sac in Gatley. The property is full of charm, you will be impressed as soon as you walk into the welcoming hallway. To the right is the large formal lounge with bay window to the front and a sunroom at the other end. The room has a feature fireplace flanked by windows, the room is bright and a perfect venue to relax with family and friends. Off the other side of the hall is the Kitchen, with grey wall and floor units providing the ideal space for your culinary exploits. In the middle is an island with space for informal dining, while more formal entertaining is catered for at the end in front of the twin patio doors. These doors open into the garden allowing the outside seamlessly into this superb entertaining space. The garden is generous and has many areas to be calm in, on your own or with family. Off the kitchen is a sitting room ideal for cosy chats or time by yourself. The handsome staircase takes you up to the tranquil bedrooms and family bathroom. The stylish bathroom has a traditional style feel with roll top bath with shower over. The spacious master bedroom has the large bay window keeping it bright and has the luxury of an en-suite wetroom. There are two further double bedrooms, one with a bay window. While the fourth bedroom is currently used as a dressing room. Off the extensive driveway is a further building which has been a garage. It is currently configured as, a large garage sized store room and a studio with patio doors opening into the garden. The properties location is as attractive as the house, it is only a short stroll to Gatley centre with its shops, bars, schools and train station, who could ask for more? This property is an exceptional family home and is in a great location, Contact Callaghans now to find out more.

Entrance Hallway 10' 1" x 12' 1" (3.07m x 3.69m)

Lounge 20' 6" x 15' 3" (6.24m x 4.66m)

Sitting Room 12' 2" x 12' 4" (3.71m x 3.75m)

Sun Room 5' 7" x 11' 4" (1.69m x 3.46m)

Family Bathroom 5' 4" x 10' 11" (1.62m x 3.33m)

Bedroom One 12' 2" x 12' 1" (3.71m x 3.69m)

En-suite 5' 4" x 7' 3" (1.62m x 2.2m)

Bedroom Two 12' 2" x 11' 6" (3.72m x 3.5m)

Bedroom Three 11' 1" x 12' 2" (3.39m x 3.71m)

Bedroom Four 9' 7" x 7' 3" (2.92m x 2.2m)

Garage 16' 5" x 8' 2" (5.m x 2.5m)

Utility room 5' 10" x 9' 4" (1.77m x 2.85m)

Studio 20' 0" x 8' 2" (6.1m x 2.5m)

GROUND FLOOR
1323 sq.ft. (122.9 sq.m.) approx.



1ST FLOOR
670 sq.ft. (62.2 sq.m.) approx.



TOTAL FLOOR AREA: 1992 sq.ft. (185.1 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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