

Callaghans

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

43 Foxland Road,
Cheadle, SK8 4QB



Offers in Excess of £600,000

**Spacious Detached
Two Receptions
Five Bedrooms
Conservatory
En-Suite and downstairs Toilet.
Front and Rear landscaped Gardens.
Off Road Parking
Large Family Kitchen**

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

Callaghans are pleased to offer for sale this exceptional, extended Detached property close to central Gatley. This property has bags of curb appeal with garden and plenty of parking to the front. The welcoming hallway allows access to the rest of the property. The spacious front lounge is lit by the large bay window. While the dining room opens out into the voluminous conservatory overlooking the landscaped south facing garden. The flow of these rooms creates a wonderful entertaining space, perfect for sunny summer family gatherings. The family kitchen allows your culinary skills shine with long worktops to prepare the food and drinks. Off the kitchen is the garage with space to store your vehicular pride and joy and still have space for further appliances. The first floor will not disappoint with five spacious bedrooms. Three of the bedrooms are generous doubles, with one being en-suite. The other two are spacious single rooms. The family bathroom is showroom quality with stylish freestanding bath and corner shower. With such a good location and quality of accommodation this could be your perfect family home, Contact Callaghans now to find out more.

Hallway 17' 1" x 6' 11" (5.2m x 2.1m)

Downstairs Toilet 2' 7" x 4' 10" (0.8m x 1.47m)

Lounge 12' 4" x 10' 11" (3.77m x 3.32m)

Dining Room 10' 10" x 13' 10" (3.31m x 4.22m)

Conservatory 14' 9" x 16' 5" (4.5m x 5m)

Kitchen 17' 8" x 9' 10" (5.38m x 3m)

Garage 9' 10" x 20' 4" (3m x 6.2m)

Bedroom One 12' 11" x 10' 10" (3.94m x 3.3m)

Bedroom Two 13' 7" x 10' 8" (4.15m x 3.25m)

Bedroom Three 10' 3" x 8' 0" (3.13m x 2.45m)

Bedroom 4 10' 3" x 12' 7" (3.12m x 3.84m)

En-Suite 5' 5" x 6' 0" (1.65m x 1.84m)

Bedroom Five 7' 4" x 9' 9" (2.23m x 2.97m)

Family Bathroom 7' 2" x 9' 9" (2.18m x 2.97m)

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GROUND FLOOR
1011 sq.ft. (93.9 sq.m.) approx.



1ST FLOOR
759 sq.ft. (70.5 sq.m.) approx.



TOTAL FLOOR AREA: 1770 sq.ft. (164.5 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.
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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**