

Callaghans

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

28 Lorna Grove,
Cheadle, SK8 4EB



£525,000

**Extended Semi-Detached
Overlooking Gatley Carrs
Two Bathrooms
Three Bedrooms
Landscaped Garden
Large Family Kitchen**

Callaghans Estate Agents
46 Church Road, Gatley, SK8 4NQ
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Callaghans are pleased to offer for sale this exceptional, extended property that backs onto Gatley Carrs. Its not just the location that sets the property apart, it's the finish to the rooms that appeals to your sense of style. From the spacious driveway you enter the hallway via the porch. To the right is the cloakroom, for your hats, coat and shoes. You can then use the adjoining bathroom to refresh. On the other side of the hall is the front lounge with bay window lighting the room. At the rear is a long lounge overlooking the country park. The wrap round extension houses the spacious dining kitchen, with patio doors opening into the garden. The kitchen is the ideal space to show off your culinary skills, while hosting friends in this spacious entertaining area. Off the kitchen is a utility room finishing off the ground floor. The first floor has the family bathroom which is finished to a showroom standard with freestanding bathe and walk in shower, The rear double bedroom has fitted wardrobes, while the front double has the light bay window. The third bedroom is a spacious single. The location and style of this property till attract a lot of interest, Call Callaghans now to find out how you could be moving into this special property.

Hallway 14' 3" x 6' 9" (4.35m x 2.06m)

Cloakroom 5' 1" x 6' 11" (1.56m x 2.10m)

Downstairs Bathroom 2' 8" x 6' 11" (0.81m x 2.10m)

Front Lounge 11' 11" x 11' 1" (3.63m x 3.39m)

Rear Lounge 19' 5" x 11' 5" (5.91m x 3.47m)

Kitchen/Dining Room 14' 7" x 15' 3" (4.44m x 4.64m)

Utility room 6' 11" x 4' 6" (2.11m x 1.36m)

Family Bathroom 7' 4" x 8' 10" (2.24m x 2.68m)

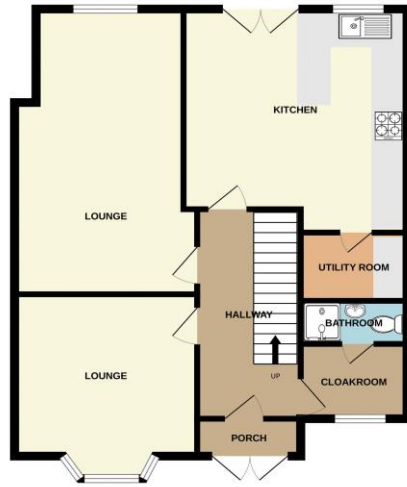
Bedroom One 11' 6" x 11' 1" (3.51m x 3.38m)

Bedroom Two 11' 5" x 13' 5" (3.47m x 4.08m)

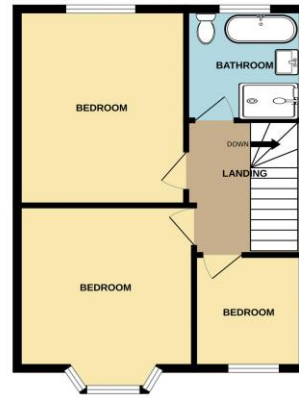
Bedroom Three 6' 10" x 7' 8" (2.08m x 2.33m)

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GROUND FLOOR
759 sq.ft. (70.5 sq.m.) approx.



1ST FLOOR
463 sq.ft. (43.0 sq.m.) approx.



TOTAL FLOOR AREA - 1222 sq.ft. (113.5 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**