

# *Callaghans*

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

**Beech Avenue,**  
**Gatley, SK8 4LS**



**£480,000**

**Spacious Semi-Detached  
Three Double Bedrooms  
Large Double Garage  
Two Receptions  
Cellars  
Gardens**

Callaghans Estate Agents  
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Discover the perfect opportunity to create your dream home in Gatley with this spacious semi-detached property. Boasting an array of original features that enhance its timeless appeal, this house offers a blank canvas for you to unleash your design flair.

Step inside and be captivated by the large bay window in the front lounge, flooding the room with natural light. The dining room overlooks the rear garden and features an attached conservatory, providing a seamless connection to the outdoors. In the kitchen, you'll find fitted wooden units, offering ample storage and preparation space. Access to the cellar and a generously-sized double garage with an inspection pit provides endless possibilities for customisation.

Upstairs, the three double bedrooms await, with fitted wardrobes in the two larger rooms, ensuring a clutter-free sanctuary. The bathroom features a walk-in shower and a modern bath, while the separate toilet offers added convenience.

With new double-glazed windows that encapsulate the original stained glass, this home seamlessly blends the old and the new, creating a truly unique living experience. Seize the opportunity to put your stamp on this property and transform it into the family home of your dreams. Don't miss out on this exceptional chance to create your perfect living space. Contact Callaghans to arrange a viewing today and let your vision come to life.

**Hallway** 15' 11" x 8' 2" (4.86m x 2.48m)

**Lounge** 13' 11" x 12' 2" (4.25m x 3.7m)

**Dining Room** 13' 0" x 12' 9" (3.96m x 3.88m)

**Conservatory** 12' 0" x 9' 2" (3.66m x 2.79m)

**Kitchen** 9' 2" x 11' 9" (2.79m x 3.57m)

**Bathroom** 6' 1" x 9' 2" (1.85m x 2.79m)

**Toilet** 2' 7" x 6' 4" (0.8m x 1.92m)

**Bedroom One** 12' 2" x 14' 0" (3.7m x 4.27m)

**Bedroom Two** 12' 11" x 12' 10" (3.94m x 3.9m)

**Bedroom Three** 8' 2" x 7' 5" (2.5m x 2.27m)

**Cellar Room One** 8' 4" x 11' 5" (2.53m x 3.49m)

**Cellar Room Two** 10' 6" x 9' 4" (3.19m x 2.84m)

**Cellar Room Three** 4' 0" x 7' 9" (1.21m x 2.35m)

**Garage** 17' 10" x 21' 0" (5.44m x 6.41m)

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TOTAL FLOOR AREA : 1850 sq.ft. (171.9 sq.m.) approx.

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