

# *Callaghans*

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

**24 Malvern Avenue,**  
**Cheadle,SK8 4HT**



**£450,000**

**Detached Bungalow**  
**Three Bedrooms**  
**Two Bathrooms**  
**Three Receptions**  
**Landscaped Patio Garden**  
**Garage, Driveway and off road parking**  
**Attic Conversion**  
**Sunroom**

Callaghans Estate Agents  
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Nestled at the end of a tranquil cul-de-sac, this detached bungalow in Malvern Avenue represents a harmonious blend of classic charm and modern living. The residence has been thoughtfully extended, ensuring that each space is utilized to its full potential, creating a seamless flow throughout the home. The property's prime location offers the perfect balance of seclusion and convenience, being just moments away from the heart of Gatley Village and well-connected transport links, including proximity to major motorways and Manchester International Airport. The interior reveals a welcoming entrance adorned with stained glass, leading to a principal living room that is bathed in natural light from its bay window. The heart of the home is the extended kitchen diner, which opens to a landscaped rear garden, providing an idyllic backdrop for both relaxation and entertainment. The master suite is a sanctuary of comfort, complete with an en-suite and dressing area. The second double bedroom has fitted wardrobes and overlooks the front from a bay window. The additional loft room presents a versatile space with panoramic views of the Pennines. The property's exterior is equally impressive, the meticulously landscaped garden has seating areas and a summer house that ensures privacy and a driveway that leads to the detached Garage and carport offering ample parking facilities. This bungalow is not just a house, but a home that has been cherished and will continue to be a place of joy for its new owners. Contact Callaghans now to find out more.

**Lounge** 11' 9" x 11' 11" (3.58m x 3.62m)

**Sunroom** 18' 5" x 6' 6" (5.62m x 1.98m)

**Kitchen** 7' 6" x 9' 8" (2.29m x 2.94m)

**Dining area** 12' 7" x 11' 2" (3.83m x 3.4m)

**Family Bathroom** 7' 1" x 7' 10" (2.17m x 2.4m)

**Bedroom One** 16' 5" x 11' 0" (5m x 3.35m)

**En-suite** 5' 7" x 5' 5" (1.7m x 1.66m)

**Bedroom Two** 11' 9" x 11' 0" (3.57m x 3.35m)

**Attic Bedroom** 14' 7" x 11' 7" (4.45m x 3.53m)

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GROUND FLOOR  
976 sq.ft. (90.7 sq.m.) approx.

ATTIC ROOM  
190 sq.ft. (17.6 sq.m.) approx.



TOTAL FLOOR AREA : 1166 sq.ft. (108.3 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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