

# *Callaghans*

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

**103 St Anns Road North,**  
**Cheadle, SK8 4RY**



**£900,000**

**Luxury Detached  
Five Double Bedrooms  
Four Bathrooms  
Mosaic Marble Floor  
Detached Garden Room  
Bi-Fold Doors  
Large Entertaining Kitchen  
Gym**

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As you drive through the electric gates, onto the stylised paved parking area you know you have arrived somewhere special. The front porch has seating so that you can remove your footwear and the world behind as you enter your own stylish sanctuary. The tiled hallway is the hub of the property where the rooms and stairs lead off it. The downstairs shower room is by the front door as you enter the property. There is a room currently a gym with a toilet room at the front as well. To the right off the hall is the 42-foot Kitchen and Family area, with feature mosaic flooring. The kitchen is in white gloss with central island with gas hob and seating around it. At the front of the room is a space from the family to relax. At the rear of the property is a more formal lounge space with dining area with bi-fold doors that open into the rear paved and lawn garden, creating an exceptional entertaining space. In the garden is a detached brick garden room which would make a great home office or games room. On the first floor is a stylish bathroom with corner shower. There are five double bedrooms,. Two of the bedrooms are en-Suite. It is rare that properties of this quality come to the market, We would recommend you need to view it to appreciate everything this property has to offer.

**Entrance Porch** 9' 6" x 4' 8" (2.9m x 1.41m)

**Hallway** 15' 4" x 13' 1" (4.68m x 4m)

**Kitchen/Lounge** 42' 4" x 12' 1" (12.91m x 3.69m)

**Lounge** 21' 9" x 12' 6" (6.63m x 3.80m)

**Dining Area** 8' 11" x 21' 6" (2.71m x 6.55m)

**Downstairs Shower Room** 5' 4" x 4' 4" (1.62m x 1.32m)

**Gym** 8' 8" x 13' 5" (2.64m x 4.1m)

**Gym Toilet** 3' 3" x 3' 11" (1m x 1.2m)

**Family Bathroom** 8' 8" x 11' 9" (2.63m x 3.57m)

**Bedroom One** 8' 11" x 10' 2" (2.71m x 3.11m)

**Bedroom Two** 12' 9" x 12' 8" (3.88m x 3.86m)

**Bedroom Three** 11' 3" x 15' 10" (3.43m x 4.82m)

**Bedroom Four** 12' 3" x 13' 11" (3.73m x 4.24m)

**Bedroom Four En-Suite** 5' 4" x 5' 10" (1.63m x 1.77m)

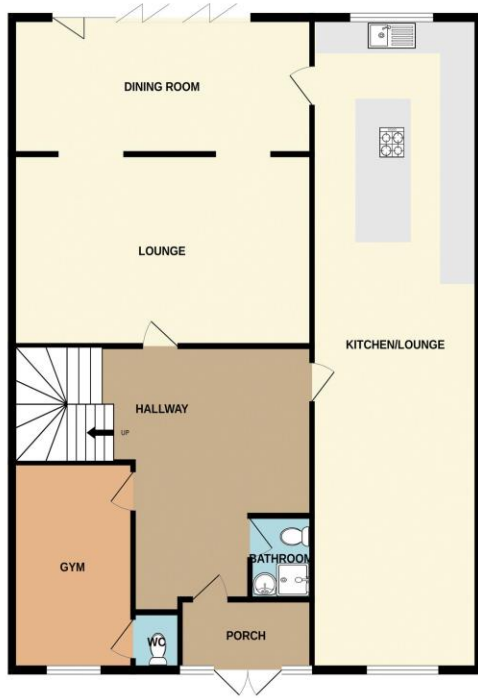
**Bedroom Five** 18' 7" x 12' 4" (5.67m x 3.76m)

**Bedroom Five En-Suite** 5' 4" x 5' 10" (1.63m x 1.77m)

**Front Drive With Electric Gates**

**Brick Garden Room**

GROUND FLOOR  
1435 sq.ft. (133.4 sq.m.) approx.



1ST FLOOR  
1052 sq.ft. (97.7 sq.m.) approx.



TOTAL FLOOR AREA : 2487 sq.ft. (231.1 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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