

# *Callaghans*

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

## **5 Lyndene Gardens, Gatley, SK8 4NX**



**£700,000**

**Spacious Detached  
Integrated Garage  
Four Bedrooms  
Juliette Balcony and En-suite, Bedroom  
Conservatory  
Three Reception Rooms**

Callaghans Estate Agents  
46 Church Road, Gatley, SK8 4NQ  
Telephone: 0161 491 4000, Fax: 0161 491 55 44  
Website: [www.callaghansltd.com](http://www.callaghansltd.com) Email: [admin@callaghansltd.com](mailto:admin@callaghansltd.com)

Callaghans are pleased to offer for sale this spacious four double bedroom detached property just off Kingsway. The property would be a delight for a growing family with plenty of space and charming features. You can access all the rooms from the welcoming hallway. To the front is a cosy lounge with bay window lighting the room. At the rear is another family room with glazed inglenook providing a nice feature. The room opens into the conservatory, set in the landscaped rear garden with lawn and patio areas. Also off the hallway is the spacious family kitchen with modern shaker style units and plenty of storage. The kitchen opens into the dining area, making a very social space. From the kitchen you can access the utility room downstairs toilet and 5 meter long garage. On the first floor are four double bedrooms, the large master bedroom has a Juliette balcony overlooking the garden and an en-suite with corner shower, creating a luxurious space. The family bathroom has more luxury with vanity suite with over bath shower. To the front of the property there is a flower bed and plenty of parking for your cars. This property has so much to offer you have to view it to appreciate it, Contact Callaghans now Find out more.

**Front Lounge** 11' 11" x 11' 6" (3.63m x 3.50m)

**Rear Lounge** 11' 10" x 14' 3" (3.60m x 4.35m)

**Conservatory** 8' 2" x 12' 4" (2.5m x 3.75m)

**Dining Room** 7' 11" x 15' 4" (2.42m x 4.67m)

**Kitchen** 15' 5" x 9' 9" (4.69m x 2.98m)

**Utility room** 8' 2" x 5' 5" (2.5m x 1.66m)

**Toilet** 4' 6" x 2' 11" (1.38m x 0.9m)

**Garage** 8' 3" x 16' 5" (2.52m x 5m)

**Family Bathroom** 7' 0" x 8' 11" (2.14m x 2.72m)

**Master bedroom** 13' 0" x 17' 3" (3.95m x 5.27m)

**En-suite** 8' 3" x 5' 7" (2.51m x 1.7m)

**Bedroom Two** 9' 8" x 17' 4" (2.94m x 5.28m)

**Bedroom Three** 12' 0" x 12' 11" (3.66m x 3.93m)

**Bedroom Four** 11' 11" x 10' 4" (3.63m x 3.16m)

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GROUND FLOOR  
1035 sq.ft. (96.2 sq.m.) approx.



1ST FLOOR  
912 sq.ft. (84.7 sq.m.) approx.



TOTAL FLOOR AREA : 1947 sq.ft. (180.9 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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