

Callaghans

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

36 Pendlebury Road,
Cheadle, SK8 4BH



£450,000

Spacious Detached Property
Four Bedrooms
Four Receptions
Gardens, Garage and Driveway.
Sun room
Extra Lounge

Callaghans Estate Agents
46 Church Road, Gatley, SK8 4NQ
Telephone: 0161 491 4000, Fax: 0161 491 55 44
Website: www.callaghansltd.com Email: admin@callaghansltd.com

Callaghans are pleased to offer for sale this spacious Gatley detached. The property is in a great location and condition, offering the space for a growing family. To the front is the lounge with bay window illuminating the room, french doors open into the open dining space with access to the kitchen and sun room. The sun room overlooks the garden with ample space to relax with gazebo and summer house. The kitchen is perfect entertaining space and is well equipped with grey shaker style wall and floor units. By the kitchen is the utility room, keeping the laundry out of sight. For added space there is a side lounge or an ideal home office to complete the ground floor. On the first floor is the family bathroom with modern suite and stylish walk in shower. The master bedroom has an en-suite as an extra luxury. The three other bedrooms complete this special home. With the location and finish this property will attract a lot of interest, contact Callaghans now to book your viewing.

Front Lounge 11' 0" x 12' 1" (3.36m x 3.68m)

Dining room 11' 1" x 10' 9" (3.38m x 3.28m)

Sun room 7' 4" x 9' 5" (2.23m x 2.88m)

Kitchen 7' 1" x 15' 8" (2.16m x 4.78m)

Utility room 7' 3" x 8' 8" (2.22m x 2.65m)

Side Lounge 17' 5" x 8' 8" (5.32m x 2.65m)

Family Bathroom 9' 3" x 6' 7" (2.83m x 2.01m)

Bedroom One 12' 6" x 9' 3" (3.82m x 2.81m)

Bedroom Two 11' 1" x 9' 1" (3.38m x 2.77m)

Bedroom Three 10' 11" x 11' 4" (3.34m x 3.46m)

Bedroom Four 7' 4" x 7' 7" (2.23m x 2.32m)

Callaghans Estate Agents
46 Church Road, Gatley, SK8 4NQ
Telephone: 0161 491 4000, Fax: 0161 491 55 44
Website: www.callaghansltd.com Email: admin@callaghansltd.com

GROUND FLOOR
789 sq.ft. (71.4 sq.m.) approx.



1ST FLOOR
532 sq.ft. (49.4 sq.m.) approx.



TOTAL FLOOR AREA: 1301 sq.ft. (120.9 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.
Made with Metropex iC2024

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**