

Callaghans

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

9 Windsor Avenue,
Cheadle, SK8 4DT



£425,000

**Extended Semi-Detached
Three Bedrooms
Two Receptions
Front and Rear Gardens
Garage and drive
Downstairs Toilet**

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Callaghans are pleased to offer for sale this Extended Semi-detached property. Located on one of Gatley's favoured roads this home offers the space your family can grow into. To the front is the light lounge with bay window creating a sense of space. To the rear is the dining room with sliding doors into the adaptable garden. The kitchen has been extended giving plenty of room to cook and dine. Off the kitchen is a utility room and access into the garage. Under the stairs is a convenient toilet. On the first floor is the family bathroom with walk in shower, bidet and corner bath. The three proportional bedrooms complete this attractive home. Call callaghans now to arrange your viewing.

Lounge 11' 5" x 11' 11" (3.47m x 3.62m)

Dining Room 11' 0" x 13' 0" (3.36m x 3.95m)

Kitchen 17' 7" x 7' 3" (5.37m x 2.2m)

Utility room 6' 5" x 7' 6" (1.96m x 2.28m)

Downstairs Toilet 2' 6" x 5' 4" (0.75m x 1.62m)

Garden

Family Bathroom 9' 7" x 7' 1" (2.93m x 2.17m)

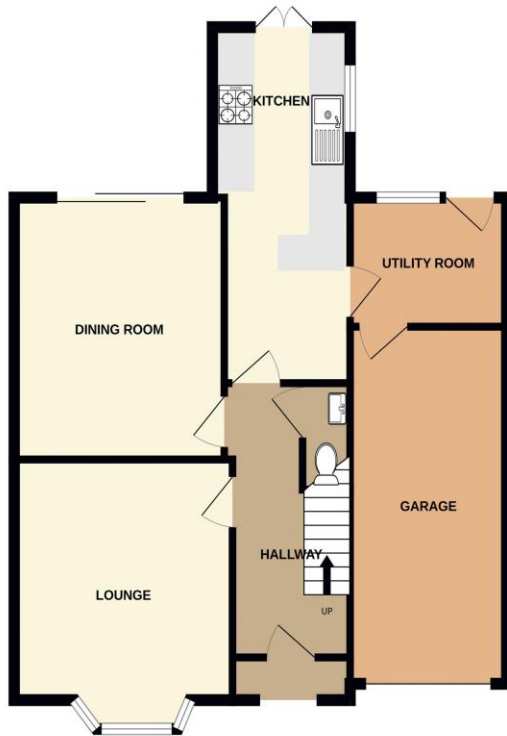
Bedroom One 11' 0" x 11' 11" (3.35m x 3.64m)

Bedroom Two 10' 11" x 12' 11" (3.33m x 3.93m)

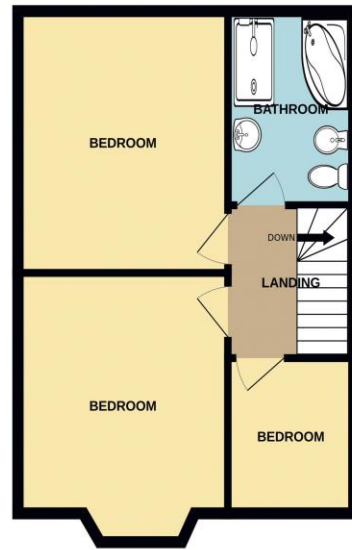
Bedroom Three 7' 7" x 7' 1" (2.32m x 2.17m)

Garage 17' 6" x 8' 4" (5.34m x 2.54m)

GROUND FLOOR
702 sq.ft. (65.2 sq.m.) approx.



1ST FLOOR
444 sq.ft. (41.3 sq.m.) approx.



TOTAL FLOOR AREA : 1146 sq.ft. (106.5 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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