

Callaghans

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

7 Cromwell Avenue,
Gatley, SK8 4BS



£350,000

**Extended Semi-Detached
Front and Rear Gardens
Garage and Parking
Downstairs Toilet
Able to Add Value
Popular location**

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Callaghans are pleased to offer for sale this extended Semi-Detached property in the ever-popular village of Gatley. The property is in a good condition and gives you the ability to improve it and make it your own ideal family home. The property comprises, front lounge with big bay window lighting the room. At the rear the dining room opens into the garden through glass patio doors. The extended kitchen has an array of floor and wall units and still retains space for informal dining. The garage is over 5m long, creating perfect space for storage or converting into another reception room. Under the stairs is a very convenient toilet. On the first floor is the family bathroom with tiled walls, a modern suite and over bath shower. There are three well sized bedrooms, each with fitted wardrobes. This property is an ideal property for you to create something special for you and your family. Call Callaghans now to find out more.

Lounge 11' 9" x 11' 4" (3.58m x 3.46m)

Dining Room 14' 0" x 10' 6" (4.26m x 3.2m)

Kitchen 16' 9" x 10' 2" (5.1m x 3.1m)

Downstairs Toilet 5' 0" x 2' 6" (1.53m x 0.75m)

Garage 18' 4" x 9' 0" (5.6m x 2.74m)

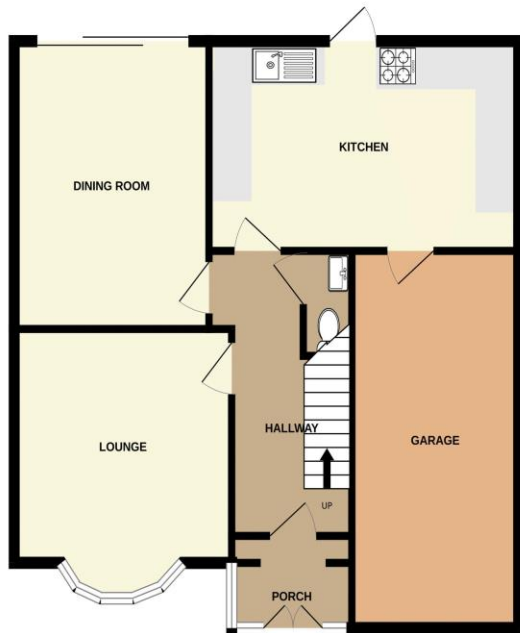
Family Bathroom 7' 1" x 6' 9" (2.17m x 2.05m)

Bedroom One 10' 7" x 11' 2" (3.23m x 3.4m)

Bedroom Two 10' 7" x 11' 1" (3.23m x 3.39m)

Bedroom Three 7' 8" x 7' 3" (2.33m x 2.21m)

GROUND FLOOR
747 sq.ft. (69.4 sq.m.) approx.



1ST FLOOR
405 sq.ft. (37.6 sq.m.) approx.



TOTAL FLOOR AREA : 1152 sq.ft. (107.0 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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