

Callaghans

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

4 The Oaks,
Cheadle, SK8 3TY



£625,000

Extensive Detached Bungalow
Adaptable Layout
Large Conservatory
Front and Rear Landscaped Gardens
Modern Kitchen and Utility
Two Ensuite Bathrooms
Off Road Parking
Private Road

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 stylish Gatley property. Tucked away on a quiet private road is this substantial four bedroom detached bungalow. The property is very adaptable as many rooms could have used in many ways, depending on your needs. The Large welcoming hallway starts your journey through this spacious home. To the right are two double bedrooms each with fitted wardrobes and an ensuite a piece. At the end of the hallway is the third bedroom which opens into the conservatory. To the left of the hallway is the lounge areas. The main lounge has a large bay window to the front and glass doors at the other end into the conservatory. This lounge also has an imposing stone feature fireplace, creating a focal point to gather round on winter evenings. The second Lounge is to the side and is also a long space that can be used as a less formal family room. Across the rear is the seven meter conservatory, which can be accessed from both lounges and the third bedroom. The conservatory overlooks the spacious landscaped garden, making it the perfect space to entertain friends in the warmer months. The kitchen has an array of white gloss, floor and wall units with fitted appliances and large Smeg range cooker. At the far end of the kitchen is the utility room with plumbing for washing, plenty of kitchen units and access to the garden. Adjacent to the kitchen is the last double bedroom with fitted wardrobe and also benefits from its own front door. Given the quality of this property, we would recommend contacting Callaghans and booking your viewing now.

Entrance Hallway 16' 7" x 8' 6" (5.06m x 2.58m)

Lounge One 25' 7" x 11' 11" (7.8m x 3.64m)

Lounge Two 25' 7" x 9' 10" (7.8m x 3m)

Conservatory 22' 10" x 10' 3" (6.95m x 3.13m)

Kitchen 17' 11" x 9' 2" (5.46m x 2.8m)

Utility room 13' 9" x 6' 7" (4.2m x 2m)

Bedroom One 18' 6" x 11' 11" (5.63m x 3.64m)

Ensuite 5' 5" x 6' 11" (1.65m x 2.11m)

Bedroom Two 12' 8" x 9' 10" (3.85m x 3m)

Ensuite 3' 11" x 6' 5" (1.2m x 1.95m)

Bedroom Three 9' 0" x 8' 4" (2.74m x 2.55m)

Bedroom Four 9' 8" x 18' 9" (2.95m x 5.71m)

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GROUND FLOOR
1821 sq.ft. (169.2 sq.m.) approx.



TOTAL FLOOR AREA : 1821 sq.ft. (169.2 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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