

# *Callaghans*

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

## **3 Mount Grove, Gatley, SK8 4HR**



**£500,000**

**Exceptional Semi Detached  
Stylish Gardens.  
Grey Shaker Kitchen  
Three Bedrooms  
Freestanding Bath and Shower  
Detached Brick Garage  
Freehold  
Council Band D  
NO CHAIN**

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**This beautifully modernised semi-detached home in Gatley is now offering a perfect blend of classic charm and contemporary style. The spacious lounge is a welcoming retreat, featuring a cozy log burner set within a striking fireplace and a bay window that invites natural light. Elegant black French doors open to a dining area that seamlessly transitions into an extended sunroom, providing a picturesque view of the meticulously landscaped garden. Off the dining area is the stylish kitchen with Grey shaker style units with breakfast bar peninsular overlooking the culinary center of the home. The garden itself is a haven for relaxation and entertainment, boasting lush grass and generous patio spaces. Additionally, the property includes a versatile brick garage, suitable for a variety of uses such as a home gym, private office, or secure storage for a cherished vehicle. Convenience is thoughtfully addressed with a discreetly placed toilet under the stairs. Upstairs, the residence presents three well-proportioned bedrooms and a modern family bathroom, complete with a luxurious freestanding bath and a walk-in shower. Situated in a family-friendly neighbourhood near the heart of Gatley, this home is just a stone's throw away from local amenities, including shops, schools, and transport links, making it an ideal setting for family living. NO CHAIN**

**Lounge** 12' 9" x 13' 1" (3.88m x 4m)

**Dining Room** 11' 1" x 12' 3" (3.39m x 3.74m)

**Sun Room** 7' 3" x 9' 10" (2.21m x 3m)

**Gardens**

**Kitchen** 17' 2" x 8' 3" (5.23m x 2.52m)

**Downstairs Toilet** 2' 6" x 6' 7" (0.75m x 2m)

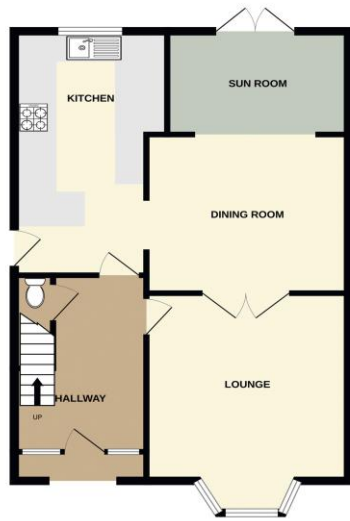
**Family Bathroom** 8' 5" x 8' 8" (2.57m x 2.64m)

**Bedroom One** 12' 2" x 13' 3" (3.7m x 4.05m)

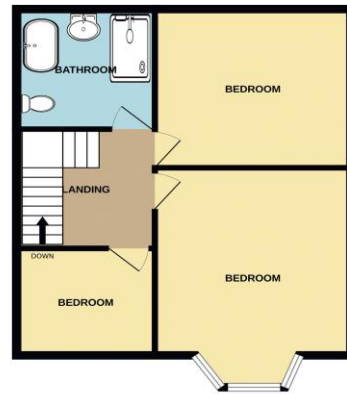
**Bedroom Two** 11' 1" x 12' 4" (3.39m x 3.75m)

**Bedroom Three** 8' 9" x 7' 5" (2.67m x 2.27m)

GROUND FLOOR  
677 sq.ft. (62.9 sq.m.) approx.



1ST FLOOR  
524 sq.ft. (48.7 sq.m.) approx.



TOTAL FLOOR AREA: 1201 sq.ft. (111.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the description contained herein, 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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