

Callaghans

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

27 Charnville Road,
Cheadle, SK8 4HE



£360,000

**Extended Semi-Detached
Three Bedrooms
Two Receptions
Front and rear Gardens
Garage and Driveway
No Chain**

**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**

Discover your dream home with Callaghans! This beautifully extended semi-detached property is waiting for you to add your personal touch and transform it into a stylish haven. Nestled in the desirable Baxter Park area, complete with a tennis and bowling club, this is the perfect location for families to thrive.

As you step inside, you'll be greeted by a welcoming first reception room featuring large bay windows that flood the space with natural light. The rear reception room boasts patio doors that lead directly to the tranquil garden, providing an ideal setting for relaxation and outdoor entertaining. The extended kitchen is a culinary enthusiast's dream, equipped with an impressive array of floor and wall units, giving you ample space to create delicious meals for family and friends.

Upstairs, you'll find a modern family bathroom complete with an over-bath shower, alongside two spacious double bedrooms fitted with wardrobes and a good-sized single bedroom—perfect for guests or as a home office. With charming gardens at both the front and rear, plus a garage and driveway offering plenty of parking options, this property provides flexibility for all your landscaping ideas.

Don't miss out on this fantastic opportunity! Contact Callaghans today to learn more about making this lovely house your new home.

Front Reception 10' 2" x 12' 1" (3.09m x 3.68m)

Rear Reception 13' 11" x 11' 3" (4.25m x 3.43m)

Kitchen 7' 5" x 19' 5" (2.26m x 5.92m)

Family Bathroom 7' 3" x 7' 9" (2.22m x 2.36m)

Bedroom One 11' 11" x 11' 5" (3.63m x 3.48m)

Bedroom One 11' 4" x 11' 5" (3.46m x 3.48m)

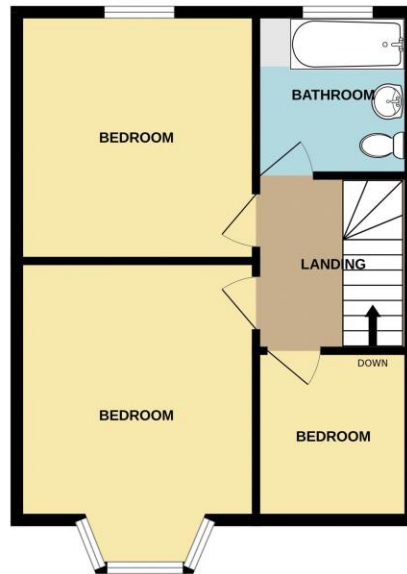
Bedroom Three 8' 1" x 7' 4" (2.46m x 2.23m)

**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
524 sq.ft. (48.7 sq.m.) approx.



1ST FLOOR
460 sq.ft. (42.7 sq.m.) approx.



TOTAL FLOOR AREA: 984 sq.ft. (91.4 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

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**