

# *Callaghans*

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

## **1 Gawsworth Mews, Gatley, SK8 4AA**



**£200,000**

**Ground Floor Apartment  
Two Bedrooms  
Ensuite  
Garage  
Spacious Lounge  
Central Gatley Location**

Callaghans Estate Agents  
46 Church Road, Gatley, SK8 4NQ  
Telephone: 0161 491 4000, Fax: 0161 491 55 44  
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Callaghans are pleased to offer for sale this spacious ground floor apartment close to central Gatley and the train station. This modern development offers convenience, space and your own garage. From the secure, well maintained communal hallway the property opens into your own hall. The first doorways invite you into the bedroomed. They are both double in size and have fitted wardrobes. The master bedroom has the luxury of a Juliette balcony and is en-suite, with Shower. The main bathroom has tiled walls and modern bathroom suite. To the end of the hall is the kitchen with floor and wall units and space for a occasional dining table. The lounge has a large bay window filling it with natural light, as well as a feature stained glass window to the side. This property will impress young and older alike, offering space and convenience in equal measure. Contact Callaghans now to find out more

**Lounge** 12' 11" x 12' 9" (3.94m x 3.88m)

**Kitchen** 11' 11" x 6' 2" (3.62m x 1.88m)

**Bathroom** 8' 4" x 6' 4" (2.55m x 1.93m)

**Bedroom One** 11' 11" x 13' 1" (3.63m x 3.99m)

**En-suite** 3' 1" x 8' 3" (0.95m x 2.52m)

**Bedroom Two** 8' 2" x 13' 1" (2.5m x 4m)

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GROUND FLOOR  
644 sq.ft. (59.8 sq.m.) approx.



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**