

Callaghans

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

42 Highcrest Avenue,
Gatley SK8 4HD



Offers Over £450,000

**Extended Semi-Detached
Spacious Gardens
Stylish Bathroom
Open plan Living Kitchen
Downstairs Toilet & Utility
Three Bedrooms
Freehold
Council Band C**

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Callaghans would invite you to step into the elegance of this extended semi-detached home, in Gatley where a welcoming hallway leads you to a cozy front lounge, adorned with a charming bay window. The rear of the house unfolds into the heart of the home: a spacious open-plan living, dining and kitchen area, perfect for family gatherings and entertaining guests. Bi-fold doors reveal a mature garden, inviting nature inside and extending the living space onto a sweeping patio, ideal for summer barbecues and outdoor festivities. The kitchen doesn't just serve functionality but also style, with its modern matte grey finish and a central island that doubles as a breakfast bar, a morning haven for the family. A convenient utility room and a discreet downstairs toilet are thoughtfully placed at the side. Ascend to the first floor to discover a stylish bathroom, boasting modern tiled walls, a full suite, and a luxurious walk-in shower. Completing this family treasure are three proportionally sized bedrooms, each offering a canvas for personalization and comfort. This home isn't just a dwelling; it's a backdrop for life's precious moments. Contact Callaghans now to find out how you and your family could be moving in.

Lounge 12' 2" x 10' 10" (3.71m x 3.29m)

Open Plan Living Kitchen 23' 9" x 22' 2" (7.24m x 6.75m)

Utility room 6' 10" x 6' 11" (2.09m x 2.11m)

Downstairs Toilet 2' 11" x 6' 5" (0.9m x 1.95m)

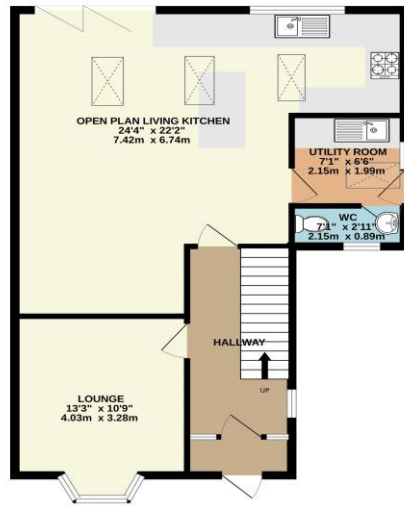
Family Bathroom 8' 0" x 7' 2" (2.43m x 2.19m)

Bedroom One (front) 11' 10" x 11' 4" (3.61m x 3.46m)

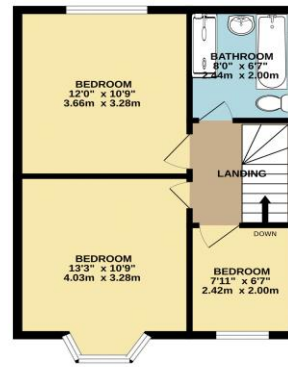
Bedroom Two 11' 6" x 11' 11" (3.5m x 3.64m)

Bedroom Three 7' 11" x 7' 5" (2.42m x 2.25m)

GROUND FLOOR
709 sq.ft. (65.9 sq.m.) approx.



1ST FLOOR
414 sq.ft. (38.5 sq.m.) approx.



TOTAL FLOOR AREA: 1123 sq.ft. (104.4 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 as to their operability or efficiency can be given.
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