

# *Callaghans*

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

## **5 Rutland Close, Gatley, SK8 4DA**



**Offers Over £275,000**

**Gatley Semi-Detached  
Two Double Bedrooms  
Front and Rear Gardens  
Off Road Parking  
Fitted Kitchen  
Central Gatley**

**Callaghans Estate Agents  
46 Church Road, Gatley, SK8 4NQ  
Telephone: 0161 491 4000, Fax: 0161 491 55 44  
Website: [www.callaghansltd.com](http://www.callaghansltd.com) Email: [admin@callaghansltd.com](mailto:admin@callaghansltd.com)**

Callaghans are pleased to offer for sale this well-presented two-bedroom semi-detached property, nestled within a quiet cul-de-sac in a highly sought-after central Gatley location. Ideal for first-time buyers or those seeking a ready-made home, this property offers both comfort and convenience.

Upon entering through the enclosed porch, you are welcomed into a bright and spacious lounge/dining room, complete with an open staircase, creating a stylish and airy living space. The separate kitchen, located at the rear, features fitted units and provides direct access to the garden. Upstairs, the first floor boasts two generously sized double bedrooms and the bathroom with modern suite and overbath shower.

Additional highlights include a useful attached enclosed carport with an up-and-over electric door. Externally, the property benefits from a driveway to the front for convenient off-road parking, while the enclosed rear garden offers a well-maintained lawn and patio area—perfect for outdoor relaxation or entertaining.

A fantastic opportunity to secure a home in this desirable location. Contact Callaghans today to arrange a viewing!

**Lounge** 20' 2" x 15' 11" (6.15m x 4.84m)

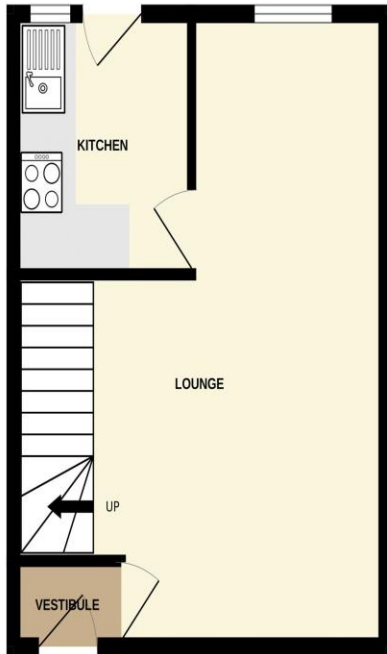
**Kitchen** 7' 10" x 8' 4" (2.39m x 2.54m)

**Family Bathroom** 5' 11" x 6' 9" (1.81m x 2.05m)

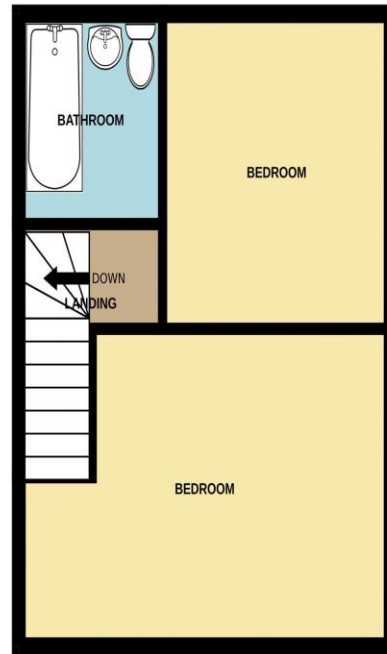
**Master bedroom** 15' 11" x 10' 2" (4.84m x 3.09m)

**Second Bedroom** 9' 9" x 10' 4" (2.97m x 3.15m)

GROUND FLOOR  
320 sq.ft. (29.7 sq.m.) approx.



1ST FLOOR  
320 sq.ft. (29.7 sq.m.) approx.



TOTAL FLOOR AREA: 640 sq.ft. (59.5 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements

**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**