

Callaghans

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

31a Lorna Grove,
Cheadle, SK8 4EA



£385,000

Semi-Detached on Spacious Plot
Three Bedrooms
Two Receptions
No Chain
Front and Rear Gardens
Driveway and Detached Garage

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Callaghans are pleased to offer for sale this delightful semi-detached on a spacious corner plot. The property also has a great location with Gatley Carrs across the road and central Gatley a short stroll away. The welcoming hall invites you into this spacious home. With a front reception room lit by a large bay window. The rear lounge overlooks the lawn garden through patio doors, creating a tranquil entertaining space. The white shaker style kitchen has floor and wall units providing space to create your culinary delights. On the first floor is the tiled bathroom with modern suite and over bath shower. There is a convenient separate toilet room as well. There are three proportional bedrooms allowing your family their own space to relax. Complemented with a large drive and detached garage this could be your long stay home. Contact Callaghans now to find out how you could be moving in here.

Front Reception 12' 0" x 11' 1" (3.66m x 3.38m)

Rear Lounge 10' 7" x 13' 5" (3.22m x 4.09m)

Kitchen 7' 3" x 8' 8" (2.2m x 2.65m)

Bathroom 7' 3" x 5' 8" (2.22m x 1.72m)

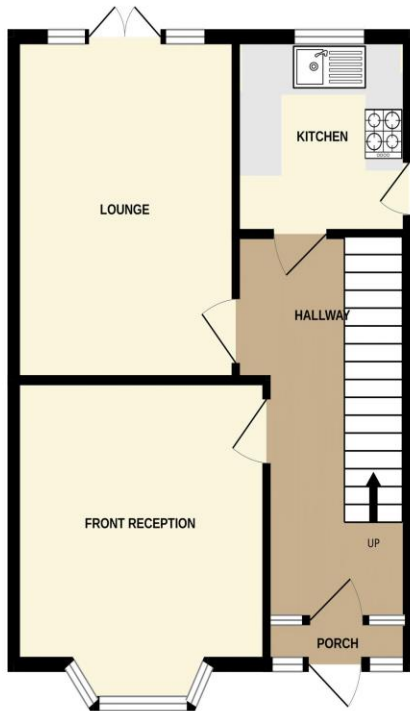
Toilet 4' 4" x 2' 9" (1.31m x 0.85m)

Rear Bedroom 13' 5" x 11' 5" (4.08m x 3.49m)

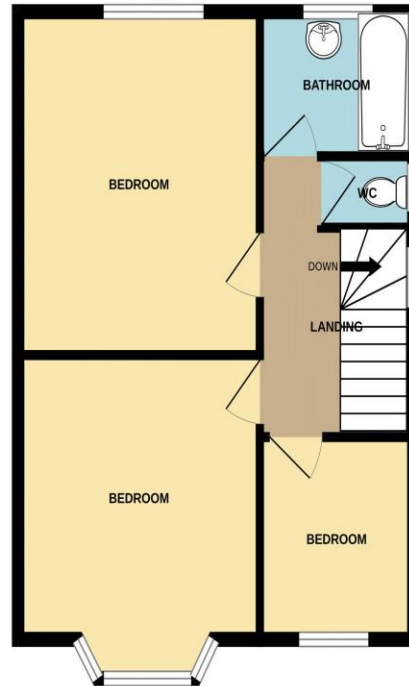
Front Bedroom 11' 1" x 11' 7" (3.39m x 3.52m)

Bedroom Three 7' 3" x 11' 0" (2.22m x 3.36m)

GROUND FLOOR
468 sq.ft. (43.5 sq.m.) approx.



1ST FLOOR
468 sq.ft. (43.5 sq.m.) approx.



TOTAL FLOOR AREA: 937 sq.ft. (87.0 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**