

# *Callaghans*

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

**9 Norwood Road,**  
**Gatley, SK8 4AJ**



**£410,000**

**Spacious Gatley Semi-Detached  
Three Bedrooms  
Extended Kitchen  
Showroom Quality Bathroom  
South Facing Garden  
Freehold  
Garage and Driveway  
Fitted Wardrobes**

Callaghans Estate Agents  
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Callaghans are pleased to offer for sale this delightful semi-detached on a popular road in Gatley. The property also has a great location with central Gatley a short stroll away, and Gatley Carrs around the corner.

The welcoming hall invites you into this spacious home. With a long reception room lit by a large bay window at one end and patio doors into the south facing lawn garden, creating a tranquil entertaining space. The extended kitchen has ample floor and wall units providing space for appliances and for you to create your culinary delights.

On the first floor is the showroom quality tiled bathroom with modern suite and corner shower cubicle. There are three proportional bedrooms, two are double with fitted wardrobes allowing your family their own space to relax. Complemented with a driveway and attached garage this could be your long stay home. Contact Callaghans now to find out how you could be moving in here.

**Lounge** 13' 1" x 23' 9" (3.98m x 7.24m)

**Kitchen** 16' 3" x 7' 0" (4.95m x 2.13m)

**Family Bathroom** 6' 6" x 6' 4" (1.98m x 1.92m)

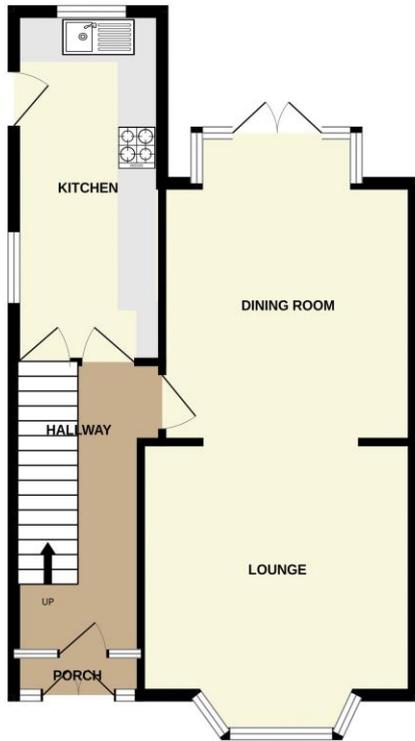
**Bedroom One** 12' 3" x 11' 2" (3.73m x 3.4m)

**Bedroom Two** 12' 1" x 11' 5" (3.68m x 3.47m)

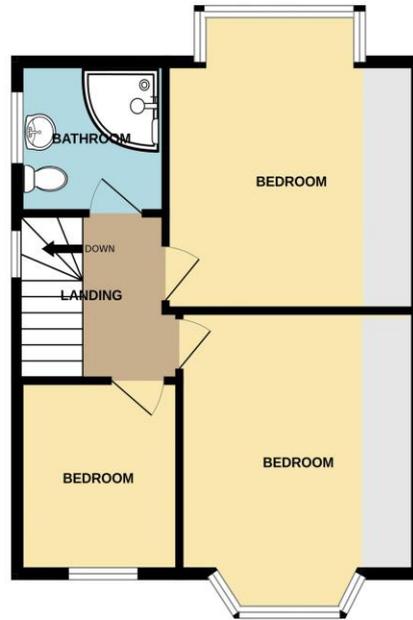
**Bedroom Three** 9' 0" x 7' 10" (2.74m x 2.39m)

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GROUND FLOOR  
541 sq.ft. (50.3 sq.m.) approx.



1ST FLOOR  
484 sq.ft. (44.9 sq.m.) approx.



TOTAL FLOOR AREA : 1025 sq.ft. (95.2 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.

**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**