

# *Callaghans*

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

**29 Delamere Road,**  
**Gatley, SK8 4PH**



**£595,000**

**Spacious Detached Property**  
**Large Gardens**  
**Three Receptions**  
**Conservatory**  
**Downstairs Toilet**  
**Three Bedrooms**  
**Large Garage and Driveway**  
**Red Kitchen**

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## **Elegant & Spacious Detached Home on a Prestigious Tree-Lined Road in Gatley**

Callaghans are delighted to offer for sale this charming and spacious detached property, set on an extensive plot in a highly sought-after tree-lined road in Gatley. Offering a tranquil and private setting, this well-maintained family home blends classic character with generous living spaces. From the moment you step into the welcoming panelled hallway, you are met with an air of elegance, evoking the charm of a stately home.

To the front of the property, the first reception room benefits from a large bay window, flooding the space with natural daylight and creating a bright and airy feel. At the rear, the cosy lounge features an inglenook fireplace, adding warmth and character. The lounge flows seamlessly into the conservatory, which opens onto the beautifully maintained garden—an ideal space for entertaining family and friends. Adjacent to the lounge, the morning room also enjoys garden access through patio doors, providing a peaceful spot to enjoy your morning coffee. The well-appointed family kitchen, accessed from the morning room, offers an array of floor and wall units, making it a practical and stylish space for cooking and dining. For added convenience, a downstairs toilet is located off the hallway.

Upstairs, the first floor boasts a modern family bathroom complete with a bidet, corner shower cubicle, and stylish suite. The three generously sized double bedrooms provide comfortable living, with the two largest featuring elegant bay windows and fitted wardrobes.

Lovingly maintained as a family home for many years, this exceptional property presents a rare opportunity to own a residence of character and charm in a prime location. Contact Callaghans today to arrange a viewing and discover how this beautiful home could be yours!

**Front Reception** 14' 2" x 11' 11" (4.31m x 3.62m)

**Lounge** 12' 1" x 13' 8" (3.69m x 4.17m)

**Sunroom** 14' 0" x 9' 10" (4.26m x 3m)

**Kitchen** 14' 7" x 9' 10" (4.44m x 3m)

**Downstairs Toilet** 6' 3" x 2' 11" (1.9m x 0.9m)

**Garage** 14' 0" x 18' 2" (4.27m x 5.54m)

**Family Bathroom** 9' 10" x 7' 7" (3m x 2.3m)

**Conservatory** 11' 2" x 11' 2" (3.4m x 3.4m)

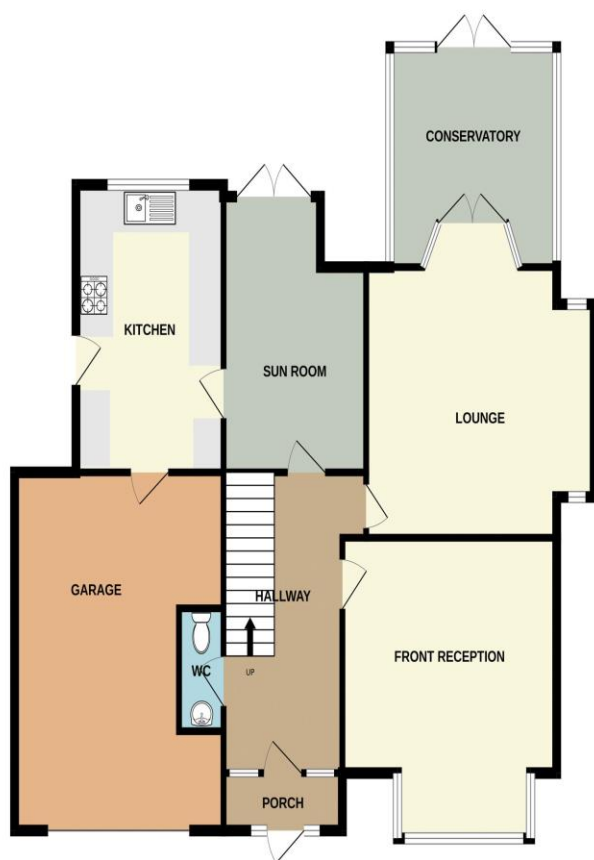
**Bedroom One** 14' 0" x 12' 1" (4.27m x 3.69m)

**Bedroom Two** 11' 9" x 12' 2" (3.57m x 3.7m)

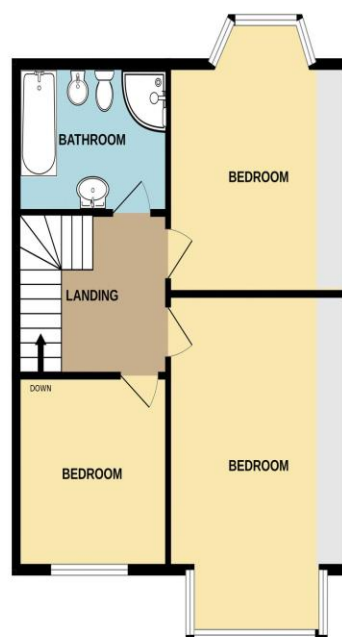
**Bedroom Three** 10' 0" x 9' 9" (3.05m x 2.98m)

**Gardens**

GROUND FLOOR  
1193 sq.ft. (110.8 sq.m.) approx.



1ST FLOOR  
613 sq.ft. (56.9 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**