

# *Callaghans*

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

**9 Rosslyn Road,**  
**Cheadle, SK8 3DJ**



**£380,000**

**Semi-Detached  
Three Bedrooms  
Under floor Heating in Kitchen  
Air Con in Bedrooms  
Large Dining Kitchen  
Gardens, Garage and Driveway.**

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Callaghans are pleased to offer for sale this spacious, updated semi detached, Close to Cheadle Royal and John Lewis. This property has the added attraction of underfloor heating in the Kitchen and Air Conditioning in two of the bedrooms. The welcoming hallway opens into the front lounge with large bay window lighting the room. At the rear is the open plan dining kitchen with patio doors into the spacious south-east facing garden. The garden is an ideal place for children to play while you enjoy socialising with family and friends. The kitchen has an array of white gloss floor and wall units, an ideal environment to show off your culinary skills as you entertain your friends. On the first floor is the showroom quality family bathroom with 'P' shape bath with shower over. The three proportional bedrooms allow space for all the family to relax. To the front and side is a driveway leading to a detached brick garage set in the rear garden. Contact Callaghans now to find out how you could be enjoying the benefits of this property.

**Lounge** 12' 9" x 11' 5" (3.88m x 3.47m)

**Dining area** 12' 7" x 11' 4" (3.84m x 3.46m)

**Kitchen** 8' 11" x 6' 8" (2.72m x 2.02m)

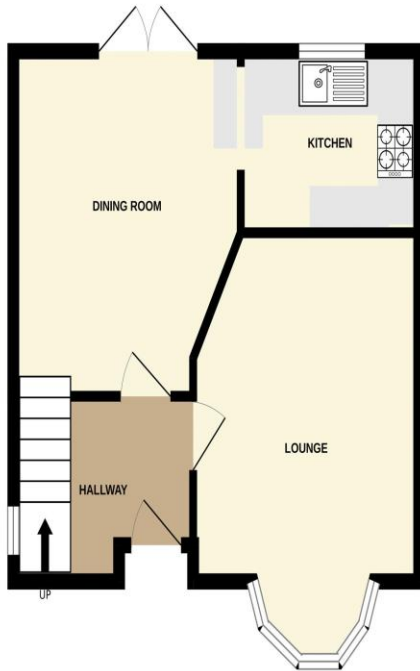
**Family Bathroom** 6' 8" x 5' 11" (2.03m x 1.8m)

**Bedroom One** 11' 5" x 10' 3" (3.48m x 3.12m)

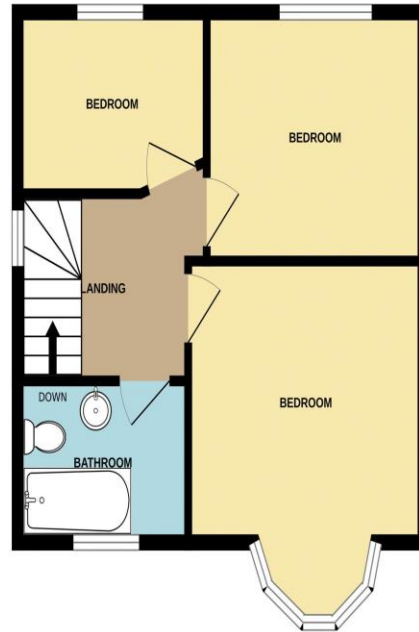
**Bedroom Two** 10' 10" x 9' 1" (3.3m x 2.78m)

**Bedroom Three** 7' 5" x 6' 11" (2.27m x 2.10m)

GROUND FLOOR  
402 sq.ft. (37.3 sq.m.) approx.



1ST FLOOR  
406 sq.ft. (37.7 sq.m.) approx.



TOTAL FLOOR AREA: 808 sq.ft. (75.0 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 as to their operability or efficiency can be given.  
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