

Callaghans

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

16a Nansen Road,
Gatley, SK8 4JL



£595,000

Spacious Detached
Large Gardens
Three Double Bedrooms
Showroom Quality Bathroom
Large Dining Kitchen
Spacious Lounge with Sun Room
Original Features
Off Road Parking

Callaghans Estate Agents
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Elegant Detached Family Home in a Desirable Gatley Location

Callaghans are pleased to offer for sale this exquisite detached property, set in a highly sought-after area of Gatley. Tucked back from the road with ample parking, this home sits on a spacious plot, offering both privacy and charm. Stepping into the welcoming entrance hallway, you are immediately struck by the traditional quality and character of this home. The long lounge features a beautiful fireplace, with a large bay window at the front flooding the space with natural light. At the rear, a sunroom with Velux skylights creates a warm, airy space, perfect for relaxing with family or entertaining guests. The sunroom overlooks the rear garden with patio area at the top and uninterrupted views out over the lawn garden.

Further enhancing the entertaining potential, the spacious dining kitchen boasts an array of shaker-style wall and floor units, combining both style and practicality. The large bay window dining area provides an ideal setting to enjoy meals while showcasing your culinary skills. Patio doors open directly onto the garden, effortlessly linking the indoor and outdoor spaces. A convenient downstairs toilet is also located off the dining area.

Upstairs, the first floor is home to a showroom-quality bathroom, featuring a stylish freestanding bath, offering a luxurious retreat. Three generously sized double bedrooms complete this impressive family home, providing ample space for rest and relaxation.

This stunning property is a rare find and offers the perfect opportunity to create your forever home. Contact Callaghans today to arrange a viewing!

Entrance Hallway 9' 0" x 10' 6" (2.75m x 3.21m)

Lounge 11' 6" x 21' 0" (3.5m x 6.4m)

Sun Room 11' 1" x 11' 5" (3.39m x 3.49m)

Dining area 23' 3" x 10' 6" (7.08m x 3.21m)

Kitchen 7' 0" x 8' 6" (2.14m x 2.6m)

Downstairs Toilet 2' 6" x 6' 9" (0.75m x 2.06m)

Family Bathroom 9' 8" x 7' 7" (2.95m x 2.3m)

Toilet

Bedroom One 10' 11" x 11' 6" (3.33m x 3.5m)

Bedroom Two 10' 7" x 12' 10" (3.23m x 3.91m)

Bedroom Three 11' 5" x 9' 0" (3.49m x 2.74m)

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GROUND FLOOR
733 sq.ft. (68.1 sq.m.) approx.



1ST FLOOR
481 sq.ft. (44.6 sq.m.) approx.



TOTAL FLOOR AREA : 1214 sq.ft. (112.8 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 is given for their operability or efficiency at the time.

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