

Callaghans

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

1 Pembroke Close, Cheadle, SK8 6GQ



£550,000

**Spacious Detached
Four Double Bedrooms
Three Receptions
Two Bathrooms
Gardens and off road Parking
Downstairs Toilet**

**Callaghans Estate Agents
46 Church Road, Gatley, SK8 4NQ
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Callaghans are pleased to offer for sale this substantial four bedroom detached property in Cheadle Hulme. Located adjacent to Bruntwood Park and Cheadle Catholic School, this is a great family home. The spacious hallway connects all the downstairs rooms. The Kitchen is to the front of the property with modern floor and wall units with plinth lighting. With plenty of integrated appliances, worktop and gas hob you will be able to create culinary delights for family and friends to enjoy. Across the hall is a spacious utility room which could also be repurposed as a playroom. At the rear are two further reception rooms for you to use as you choose. One of the rooms has patio doors into the spacious southwest facing garden. Completing the downstairs is a convenient downstairs toilet. On the first floor the spacious landing opens into each room. The family bathroom has a modern suite and built in shower. The master bedroom is to the front and has a spacious en-suite in the corner. There are three further double bedrooms each with wardrobes. This property is finished to a high standard and has a lot to offer you and your family. Contact Callaghans now to arrange your viewing.

Lounge 11' 3" x 17' 1" (3.43m x 5.2m)

Dining Room 12' 10" x 9' 9" (3.91m x 2.97m)

Kitchen 16' 9" x 8' 1" (5.1m x 2.46m)

Utility room 14' 6" x 8' 4" (4.42m x 2.55m)

Downstairs Toilet 5' 10" x 2' 10" (1.79m x 0.87m)

Family Bathroom 8' 6" x 7' 10" (2.6m x 2.4m)

Bedroom One 14' 7" x 12' 7" (4.44m x 3.84m)

En-suite 5' 7" x 6' 4" (1.69m x 1.92m)

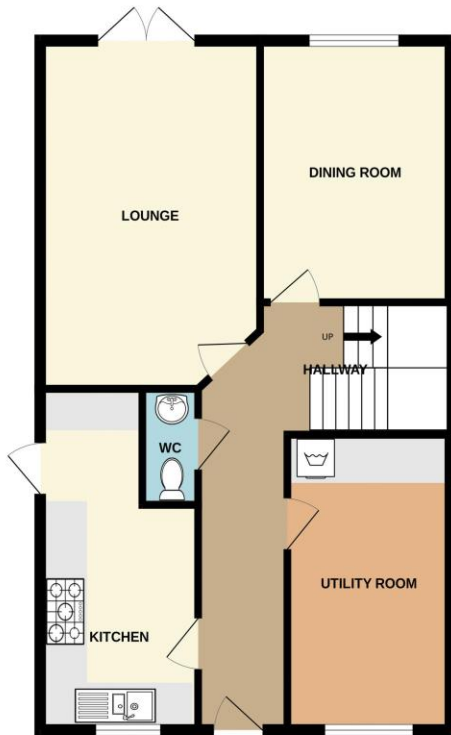
Bedroom Two 8' 8" x 12' 2" (2.65m x 3.72m)

Bedroom Three 9' 1" x 13' 1" (2.76m x 3.99m)

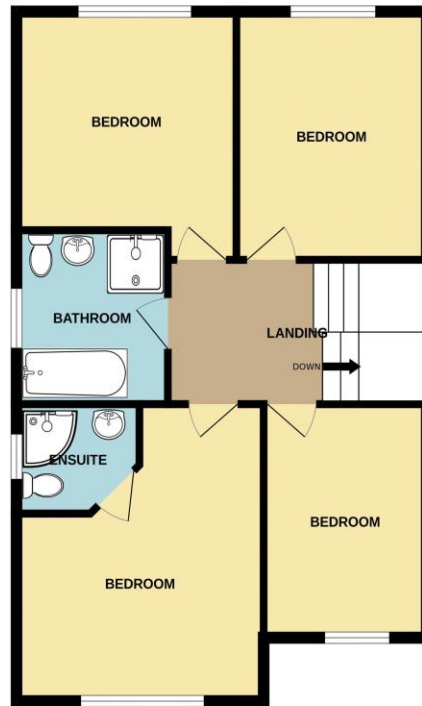
Bedroom Four 9' 0" x 11' 7" (2.75m x 3.53m)

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GROUND FLOOR
710 sq.ft. (66.0 sq.m.) approx.



1ST FLOOR
684 sq.ft. (63.6 sq.m.) approx.



TOTAL FLOOR AREA : 1394 sq.ft. (129.5 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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