

Callaghans

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

13 Green Walk,
Cheadle, SK8 4BN



£300,000

Gatley Semi-Detached
Three Bedrooms
Three Reception Rooms
No Chain
Gardens and parking
Downstairs Toilet

Callaghans Estate Agents
46 Church Road, Gatley, SK8 4NQ
Telephone: 0161 491 4000, Fax: 0161 491 55 44
Website: www.callaghansltd.com Email: admin@callaghansltd.com

Spacious Extended Semi-Detached Home in Central Gatley – Freehold & Chain Free

Callaghans are pleased to offer for sale this extended, freehold semi-detached property situated in a prime Gatley location, just a short distance from the village, with its range of shops, cafés, and excellent transport links. Offered chain free, this nice-sized home provides flexible living space and is ready for a new family to make it their own.

From the welcoming hallway, you'll find a convenient downstairs toilet neatly tucked under the stairs. The front lounge benefits from a large bay window, flooding the space with natural light and creating a cosy yet bright atmosphere. At the rear of the property is the dining room, which enjoys views over—and direct access to—the lawned garden via patio doors. The kitchen sits just off the dining area, forming a great layout for entertaining guests or enjoying family meals. Adjacent to the dining room is a versatile additional room, ideal as a home office, playroom, or snug. The home also features a separate utility room with plumbing for a washer and extra storage space.

Upstairs, the family bathroom includes tiled walls and a charming roll-top bath, offering a relaxing retreat. A separate toilet provides added convenience. The three well-proportioned bedrooms allow each member of your family space to relax and unwind.

With its flexible layout, desirable location, and no onward chain, this lovely home is sure to attract strong interest. Contact Callaghans now to arrange your viewing and discover the potential of this Gatley gem!

Lounge 12' 4" x 12' 1" (3.77m x 3.68m)

Dining Room 13' 1" x 11' 2" (4m x 3.41m)

Kitchen 6' 11" x 11' 10" (2.1m x 3.6m)

Utility room 5' 0" x 6' 9" (1.53m x 2.05m)

Playroom/Office 9' 9" x 7' 0" (2.96m x 2.14m)

Downstairs Toilet 6' 1" x 2' 4" (1.86m x 0.7m)

Family Bathroom 7' 5" x 5' 7" (2.25m x 1.7m)

toilet 3' 3" x 4' 11" (1m x 1.5m)

Bedroom One 8' 9" x 12' 1" (2.67m x 3.68m)

Bedroom Two 11' 11" x 10' 7" (3.63m x 3.23m)

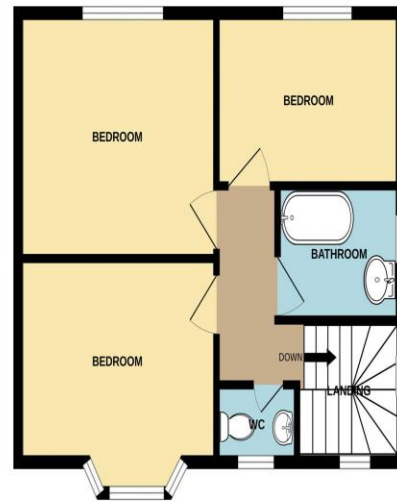
Bedroom Three 11' 3" x 7' 5" (3.43m x 2.25m)

Callaghans Estate Agents
46 Church Road, Gatley, SK8 4NQ
Telephone: 0161 491 4000, Fax: 0161 491 55 44
Website: www.callaghansltd.com Email: admin@callaghansltd.com

GROUND FLOOR
570 sq.ft. (52.9 sq.m.) approx.



1ST FLOOR
452 sq.ft. (42.0 sq.m.) approx.



TOTAL FLOOR AREA : 1022 sq.ft. (95.0 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.
Made with Metropix ©2025

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**