

Callaghans

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

173 Gatley Road,
Gatley, SK8 4BB



£625,000

**Spacious Semi Detached
Central Gatley
Three Double Bedrooms
Converted Cellar
Stylish Dining Kitchen
Bi-Fold Doors
South Facing Garden
Showroom Quality Bathroom.**

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Stunning Victorian Semi-Detached Home in Central Gatley – Freehold & Chain Free

Callaghans are delighted to offer for sale this exceptional Victorian semi-detached property, perfectly situated in the heart of Gatley village. This freehold home is offered chain free, making it ready for you to move straight in and enjoy its beautifully extended and modernised interior. The charm and quality of this home are evident the moment you step into the long, welcoming hallway, which seamlessly connects the principal rooms. At the front of the property, the elegant lounge features a large bay window and a classic feature fireplace, creating a warm and inviting space filled with natural light.

The rear of the property showcases the true wow-factor—a stunning open-plan kitchen, living and dining space the kitchen alone spans over 30 feet in length. The modern shaker-style kitchen boasts a large central island and range cooker, perfectly positioned to overlook the south-facing garden through bi-fold doors. This space is ideal for cooking, relaxing, and entertaining, with room for a family sofa at one end and a dining table set before another feature fireplace. At the far end of the kitchen, you'll find a practical utility room and contemporary downstairs toilet, completing this highly functional and stylish living space. The bi-fold doors open onto a long, low-maintenance south facing garden, perfect for families and summer gatherings.

The converted cellar provides additional versatile space, ideal for a home office, playroom, or teenage den, offering extra flexibility for modern family life.

On the first floor, the showroom-quality family bathroom features a sleek modern suite and feature lighting, adding a touch of luxury. The master bedroom is positioned at the front, complete with fitted wardrobes and a private en-suite with a walk-in shower. Two further generously sized double bedrooms offer ample space for the rest of the family or visiting guests. With its prime central Gatley location, immaculate finish, and spacious family-friendly layout, this home truly stands out as one of the village's finest offerings. Contact Callaghans today to arrange your viewing and experience this stunning home for yourself.

Lounge 13' 5" x 12' 6" (4.1m x 3.8m)

Dining Room 10' 11" x 14' 3" (3.33m x 4.35m)

Kitchen 10' 11" x 30' 3" (3.33m x 9.21m)

Utility room 6' 0" x 4' 3" (1.84m x 1.3m)

Downstairs Toilet 4' 4" x 3' 5" (1.31m x 1.05m)

Cellar Room

Family Bathroom 5' 6" x 7' 11" (1.67m x 2.42m)

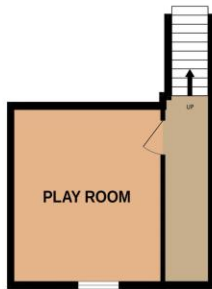
Master bedroom 13' 7" x 15' 11" (4.15m x 4.85m)

En-suite 8' 2" x 3' 11" (2.5m x 1.2m)

Bedroom Two 14' 3" x 11' 0" (4.35m x 3.36m)

Bedroom Three 8' 7" x 10' 11" (2.61m x 3.33m)

BASEMENT
239 sq.ft. (22.2 sq.m.) approx.



GROUND FLOOR
843 sq.ft. (78.3 sq.m.) approx.



1ST FLOOR
603 sq.ft. (56.0 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**