

# *Callaghans*

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

**5 Lawson Avenue,**  
**Cheadle, SK8 4PL**



**£465,000**

**Extended Gatley Semi-Detached  
Three Bedrooms  
Three Bathrooms  
Extensive Gardens  
White Gloss Kitchen with Island  
Garage**

**Callaghans Estate Agents  
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## **Spacious Extended Semi-Detached Home with Manicured Gardens – Central Gatley**

Callaghans are pleased to present this beautifully extended three-bedroom semi-detached home, ideally located just a short stroll from Gatley train station and village centre. Boasting extensive manicured gardens and a thoughtful interior layout, this property is ideal for families seeking both style and convenience.

The welcoming hallway sets the tone, highlighting the quality and care that has gone into maintaining and improving this home. Tucked beneath the staircase is the first of the property's bathrooms, featuring a tiled shower suite for added ground-floor convenience. Through signature glazed doors, you'll enter the spacious living area, where the front lounge is illuminated by a large bay window, creating a warm and relaxing space. At the rear is a contemporary open-plan dining kitchen, offering generous space with white gloss cabinetry, integrated appliances, and a central kitchen island—perfect for preparing meals and entertaining. Patio doors open from the dining area into the landscaped rear garden, a beautifully designed outdoor space ideal for gatherings or peaceful moments.

Adjacent to the kitchen is a useful utility room and access to the garage, adding to the property's practicality and appeal.

Upstairs, the modern family bathroom features tiled walls and an over-bath shower. The master bedroom, located at the rear, benefits from a stylish en-suite with walk-in shower, while the second double bedroom at the front includes fitted wardrobes and a bright bay window. The third bedroom is a large single—ideal as a child's room, guest space, or home office.

This fantastic home is within walking distance of schools, shops, restaurants, and transport links, offering a wonderful lifestyle opportunity in one of Gatley's most desirable areas.

Contact Callaghans today to arrange your viewing and discover the full potential of this exceptional property.

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**Lounge** 35' 0" x 13' 1" (10.68m x 3.98m)

**Kitchen/Diner** 15' 1" x 19' 8" (4.59m x 6m)

**Utility room** 7' 2" x 10' 2" (2.19m x 3.1m)

**Garage** 16' 9" x 7' 7" (5.1m x 2.3m)

**Downstairs Bathroom** 6' 11" x 2' 11" (2.11m x 0.9m)

**Rear Garden**

**Family Bathroom** 9' 0" x 8' 0" (2.74m x 2.45m)

**Master bedroom** 11' 0" x 11' 11" (3.36m x 3.62m)

**En-suite** 7' 9" x 4' 4" (2.35m x 1.33m)

**Bedroom 2** 10' 11" x 11' 9" (3.33m x 3.59m)

**Bedroom 3** 8' 2" x 7' 11" (2.49m x 2.42m)



TOTAL FLOOR AREA: 1414 sq.ft. (131.4 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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