

Callaghans

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

10 Mount Grove, Gatley, SK8 4HR



£475,000

**Extended Semi-Detached
White Shaker Kitchen
Stylish Bathroom
Three Bedrooms
Front and Rear Gardens
Brick Garage**

**Callaghans Estate Agents
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Stylish Extended Semi-Detached Family Home in Gatley

Callaghans are happy to offer for sale this extended and stylish semi-detached property, perfectly located on one of Gatley's most desirable roads. This home offers a fantastic opportunity for families looking to move straight into a beautifully presented and functional living space.

The spacious lounge has been thoughtfully opened up, creating a bright and welcoming area ideal for modern family living. A bay window at the front fills the room with natural light, while bi-fold doors at the rear seamlessly connect the lounge to the garden, bringing the outside in.

At the heart of the home is the large dining kitchen, fitted with classic white shaker-style floor and wall units. Whether you're preparing weekday meals or hosting friends, this is a space that makes cooking a joy and entertaining effortless. The rear garden is perfect for children to play and friends and family to gather, offering a private, relaxing outdoor space. A solid brick garage completes the ground floor, offering secure storage or potential for further conversion.

Upstairs, you'll find a stylish family bathroom with tiled walls, a modern suite, and a walk-in shower. The three well-proportioned bedrooms offer comfort and flexibility, with plenty of space for rest, study, or work-from-home needs.

Situated in a prime location, the property is within easy reach of Gatley Village, offering excellent schools, shops, and transport links. Contact Callaghans today to arrange your viewing and discover how this exceptional property could be your next family home.

Lounge 12' 9" x 12' 8" (3.88m x 3.86m)

Dining Room 11' 2" x 12' 8" (3.4m x 3.86m)

Sun Room 10' 2" x 6' 11" (3.1m x 2.12m)

Kitchen 17' 2" x 8' 6" (5.24m x 2.59m)

Family Bathroom 8' 10" x 8' 4" (2.68m x 2.54m)

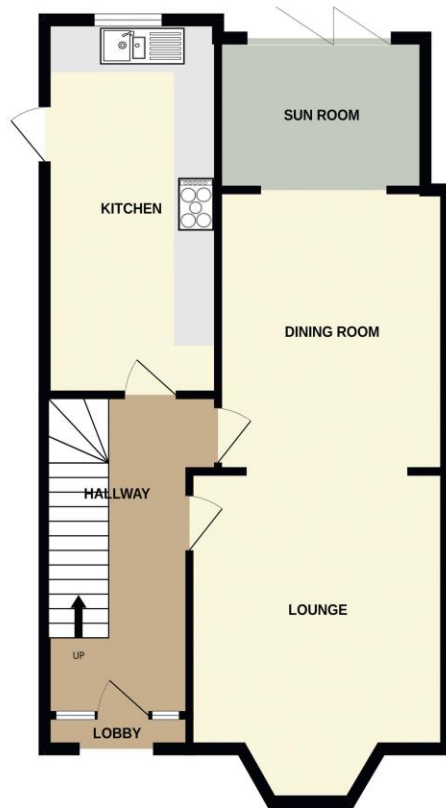
Bedroom One 12' 4" x 12' 5" (3.77m x 3.78m)

Bedroom Two

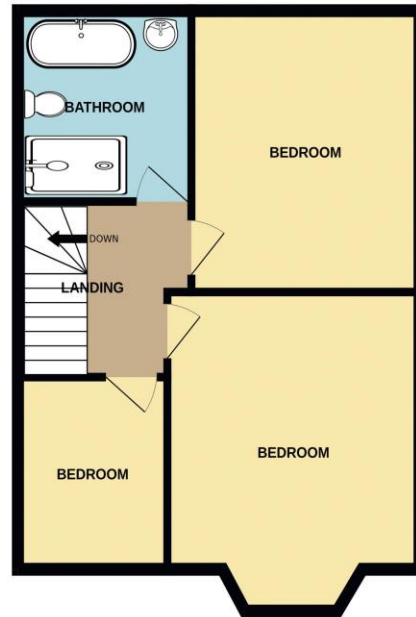
Bedroom Three 7' 2" x 8' 10" (2.18m x 2.69m)

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GROUND FLOOR
655 sq.ft. (60.9 sq.m.) approx.



1ST FLOOR
516 sq.ft. (47.9 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**