

Callaghans

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

22 Hawthorn Road,
Gatley, SK8 4NB



£425,000

Across from Gatley Primary School
Three Bedrooms
Orangery
Stylish Decor
downstairs toilet
Gardens, Garage and Driveway

Callaghans Estate Agents
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Stylish Semi-detached across from primary school.

Callaghans are pleased to offer for sale this stylish semi-detached property located directly across from Gatley Primary School. Ideally suited for a young and growing family, this beautifully presented home combines modern living with thoughtful design and a fantastic location.

Step into the bright and welcoming hallway, which leads into a long open-plan living space that flows effortlessly through to the orangery and the landscaped garden at the rear. At the front of the property, the cosy lounge features a log burner and a large bay window, filling the room with warmth and natural light. The central dining area is connected to the sleek white gloss kitchen, complete with integrated appliances—a perfect space to cook and entertain in style. At the rear, patio doors open into the light-filled orangery, offering views of the beautifully maintained garden. This open-plan layout makes the ground floor an ideal setting for hosting memorable occasions with family and friends throughout the year.

Upstairs, you'll find a showroom-quality, tiled bathroom with a modern suite and an over-bath shower. The master double bedroom features fitted wardrobes, while the other two bedrooms provide ample space for family members to unwind and relax.

A convenient downstairs WC is located just off the hallway, and the attached garage offers excellent storage options. The driveway provides ample off-road parking, completing the practical features of this home.

With outstanding schools, local shops, and excellent transport links right on your doorstep, this is a property that truly ticks all the boxes. Contact Callaghans today to arrange your viewing and discover how this special home could be yours.

Lounge 11' 9" x 11' 11" (3.59m x 3.64m)

Dining Room 13' 5" x 11' 1" (4.08m x 3.39m)

Orangery 7' 11" x 8' 9" (2.42m x 2.67m)

Kitchen 8' 9" x 6' 3" (2.67m x 1.9m)

Downstairs Toilet 2' 4" x 4' 4" (0.7m x 1.33m)

Family Bathroom 6' 3" x 6' 3" (1.91m x 1.9m)

Master bedroom 11' 5" x 12' 11" (3.49m x 3.94m)

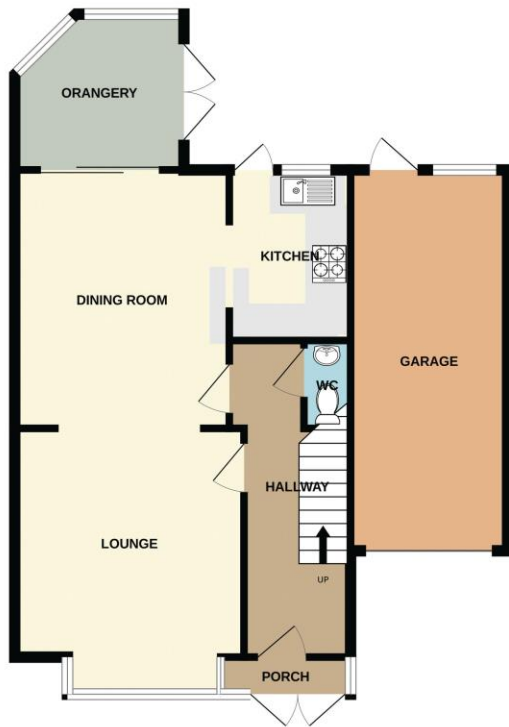
Bedroom Two 12' 6" x 11' 5" (3.81m x 3.48m)

Bedroom Three 6' 5" x 8' 8" (1.96m x 2.65m)

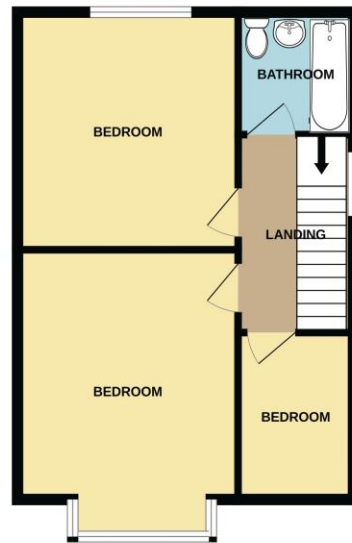
Garage 8' 1" x 19' 8" (2.47m x 6m)

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GROUND FLOOR
694 sq.ft. (64.4 sq.m.) approx.



1ST FLOOR
453 sq.ft. (42.1 sq.m.) approx.



TOTAL FLOOR AREA: 1147 sq.ft. (106.5 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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