

Callaghans

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

12 Mardale Drive,
Cheadle, SK8 4AW



£650,000

Corner Plot Detached
Four Bedrooms
Three Bathrooms
Two Receptions
Cloakroom and Utility
Landscaped Rear Garden

Callaghans Estate Agents
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Callaghans are delighted to offer for sale this exceptional detached property, occupying a prominent corner plot close to Kingsway.

This impressive family home could be your forever property, offering a versatile layout, generous living space, and high-quality features throughout. With four bedrooms, three bathrooms, a large family kitchen, and multiple reception areas, this home truly ticks all the boxes.

Step inside via the spacious hallway, where you'll find a downstairs toilet and access to the main living spaces. At the front of the property is a bay-fronted lounge with charming inglenook, providing a cosy yet elegant space to unwind. To the rear is the heart of the home—an expansive cottage-style kitchen with floor and wall units, a range cooker, and ample room for family gatherings. Off the kitchen are a practical cloakroom and utility room, keeping your living spaces clutter-free.

The rear lounge, flowing seamlessly into a bright conservatory, opens out to the extensive wraparound garden—an ideal space for entertaining, relaxing, or letting children play in a secure, private setting.

Upstairs, the family bathroom features a modern suite and corner shower. The master suite is a standout, complete with its own dressing room and luxurious en-suite with walk-in shower. The second bedroom boasts a bay window and fitted wardrobes, while the third bedroom enjoys its own en-suite. The fourth bedroom is a well-proportioned double.

Located just moments from Gatley Village, with excellent schools, transport links, and amenities on the doorstep, this is a rare opportunity to secure a truly exceptional home.

Contact Callaghans today to arrange your viewing and take the first step toward owning this outstanding property.

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Front Lounge 11' 11" x 11' 5" (3.62m x 3.48m)

Kitchen 14' 3" x 12' 10" (4.34m x 3.92m)

Downstairs Toilet 5' 7" x 2' 9" (1.69m x 0.84m)

Rear Lounge 20' 0" x 14' 5" (6.1m x 4.39m)

Conservatory 12' 4" x 9' 10" (3.75m x 3m)

Cloakroom 4' 10" x 5' 6" (1.48m x 1.68m)

Utility room 8' 0" x 9' 1" (2.43m x 2.78m)

Family Bathroom 8' 0" x 8' 0" (2.43m x 2.45m)

Master bedroom 11' 11" x 13' 0" (3.64m x 3.97m)

Master Dressing Room 8' 5" x 7' 6" (2.57m x 2.29m)

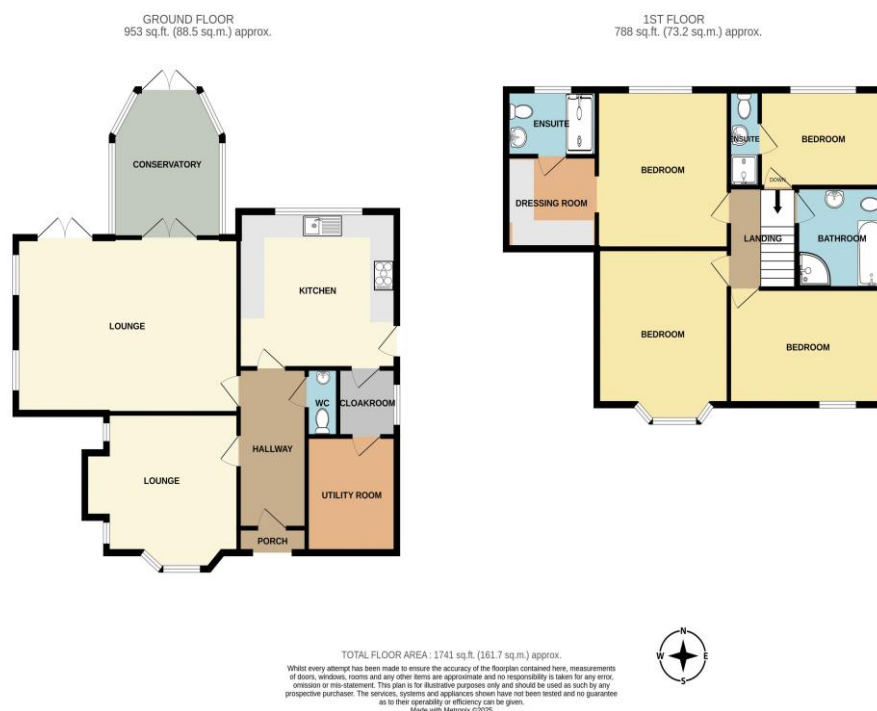
Master En-suite 7' 5" x 5' 5" (2.27m x 1.65m)

Bedroom Two 12' 10" x 11' 6" (3.9m x 3.5m)

Bedroom 3 8' 1" x 7' 11" (2.46m x 2.41m)

En-suite 8' 0" x 2' 10" (2.45m x 0.86m)

Bedroom Four 9' 3" x 14' 4" (2.83m x 4.38m)



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**