Callaghans

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

102 Gatley Road, Gatley, SK8 4AB



£695,000

Impressive Period Property
Over Four Floors
Four Double Bedrooms
Two Large Receptions
Manicured Gardens and off Road Parking
Cellars

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Callaghans are pleased to offer for sale this substantial and characterful period property, ideally located in the heart of Gatley. Set within beautifully manicured gardens, this attractive home offers generous living space, many original features, and a layout that blends charm with practicality, perfect for growing families.

From the welcoming hallway with its elegant staircase, the home opens into a series of light filled and inviting rooms. To the front, a spacious lounge with a large bay window provides a relaxing space bathed in natural light. The formal dining room features a striking fireplace and a corner bay window with views over the garden, creating a wonderful setting for family meals and entertaining. The long kitchen has a warm, cottage-style feel, offering a full range of floor and wall units, integrated appliances, and ample room to dine. Off the kitchen is a utility room, pantry, and downstairs toilet, all cleverly arranged within the bright rear sunroom that opens directly onto the garden. The rear garden is a true delight thoughtfully landscaped with a patio area, lawn, mature planting, and a charming garden room, perfect for use as a studio, home office, or summer retreat.

Upstairs, the first floor hosts a stylish family bathroom with tiled walls, a modern suite, and a walk-in shower. The master bedroom sits at the front of the property, with two further double bedrooms on this level and a small office or nursery. On the second floor, there is a spacious fourth bedroom with additional storage in the eaves.

For added functionality, the property includes two cellar rooms — ideal for storage or potential conversion. A paved driveway at the front offers ample off-road parking, completing this impressive and versatile home in one of Gatley's most desirable central locations.

Early viewing is highly recommended, contact Callaghans today for further details.

Lounge 12' 9" x 16' 0" (3.88m x 4.88m)

Dining Room 12' 10" x 13' 5" (3.92m x 4.1m)

Kitchen 20' 4" x 11' 10" (6.2m x 3.6m)

Sunroom 18' 4" x 5' 3" (5.6m x 1.59m)

Utility room 7' 5" x 5' 9" (2.25m x 1.75m)

Downstairs Toilet 6' 5" x 2' 11" (1.96m x 0.88m)

Pantry 2' 11" x 3' 3" (0.9m x 1m)

Family Bathroom 8' 2" x 8' 2" (2.5m x 2.48m)

Office 6' 4" x 3' 10" (1.94m x 1.18m)

Master bedroom 11' 10" x 16' 1" (3.6m x 4.9m)

Bedroom Two 13' 5" x 12' 10" (4.1m x 3.92m)

Bedroom Three 12' 0" x 11' 10" (3.65m x 3.6m)

Attic Bedroom 13' 1" x 13' 7" (4m x 4.15m)

Cellar One 6' 6" x 13' 1" (1.97m x 4m)

Cellar Two 13' 1" x 13' 5" (4m x 4.1m)

CELLAR 262 sq.ft. (24,3 sq.m.) approx.

GROUND FLOOR 882 sq.ft. (81.9 sq.m.) approx.

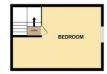
1ST FLOOR 716 sq.ft. (66.5 sq.m.) approx.

2ND FLOOR 262 sq.ft. (24.3 sq.m.) approx.









TOTAL FLOOR AREA: 2121 sq.ft. (197.1 sq.m.) approx

OTAL FLOOR AREA: 2161 September 2018 As been made to ensure the accuracy of the floorpian contained new rooms and any other items are approximate and no responsibility is talk laterment. This plan is for illustrated process shown have not been tested accuracy and beginning and appliances shown have not been tested.

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