

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**

Callaghans Estate Agents
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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.

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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)



TOTAL FLOOR AREA: 2121 sq.ft. (197.1 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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