

Callaghans

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

15 Eskdale,
Gatley, SK8 4QN



£360,000

Modern Semi Detached
Three Bedrooms
Stylish Dining Kitchen
Tiled Bathroom
Freehold
Gardens and off Road Parking

Callaghans Estate Agents
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Callaghans are delighted to present this beautifully updated semi-detached home, situated in a sought-after location in Gatley. Presented in stylish, move-in condition, this charming property offers contemporary living in a peaceful cul-de-sac setting, perfect for families and professionals alike.

The welcoming entrance hall, filled with natural light, leads into the spacious front lounge, where a large bay window creates a bright and inviting atmosphere. To the rear, the open-plan dining kitchen provides a fantastic social space, featuring modern grey floor and wall units with integrated appliances. The rear bay window overlooks the garden, offering a lovely outlook while dining or entertaining.

Upstairs, the well-proportioned accommodation includes three good-sized bedrooms, ensuring ample space for the whole family, alongside a stylish family bathroom complete with a modern suite and an over-bath shower. Externally, the property boasts plenty of kerb appeal, with a well-maintained front garden and convenient off-road parking. The rear garden offers a private outdoor retreat, ideal for relaxation or alfresco dining.

Located in a popular area of Gatley, this home is within easy reach of excellent schools, transport links, and local amenities. Early viewing is highly recommended to fully appreciate this property's charm and potential.

Contact Callaghans today to arrange your viewing.

Lounge 10' 8" x 13' 5" (3.25m x 4.1m)

Kitchen/Diner 8' 4" x 17' 9" (2.54m x 5.4m)

Family Bathroom 5' 7" x 6' 9" (1.7m x 2.05m)

Bedroom One 11' 3" x 10' 10" (3.42m x 3.3m)

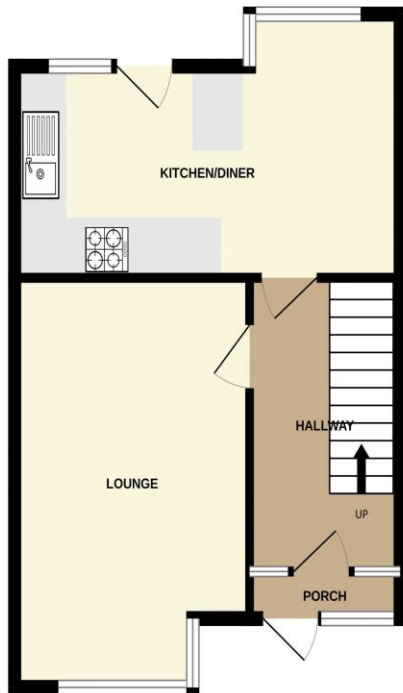
Bedroom Two 10' 9" x 10' 10" (3.28m x 3.3m)

Bedroom Three 6' 10" x 8' 4" (2.08m x 2.53m)

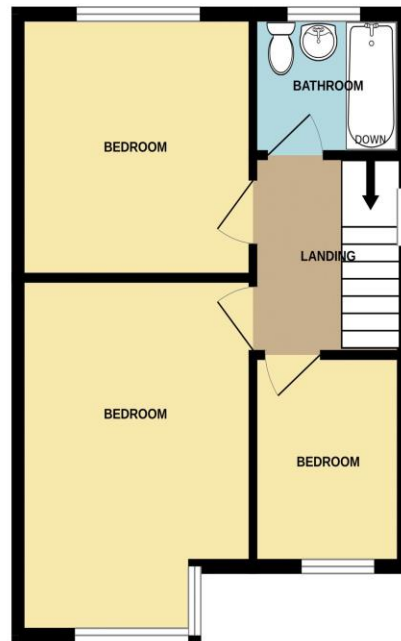
Garden

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GROUND FLOOR
417 sq.ft. (38.7 sq.m.) approx.



1ST FLOOR
403 sq.ft. (37.4 sq.m.) approx.



TOTAL FLOOR AREA: 819 sq.ft. (76.1 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 reliability or efficiency can be given.

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**