

Callaghans

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

31 South Park Road,
Cheadle, SK8 4AL



£450,000

**Spacious Detached
Four Bedrooms
Extended Lounge
Fitted Kitchen
Dining Room
Garage and Driveway**

Callaghans Estate Agents
46 Church Road, Gatley, SK8 4NQ
Telephone: 0161 491 4000, Fax: 0161 491 55 44
Website: www.callaghansltd.com Email: admin@callaghansltd.com

Callaghans are pleased to offer for sale this spacious four-bedroom detached property, ideally located in a popular residential area close to central Gatley. Offering excellent potential throughout, this substantial home is perfect for buyers looking to modernise and create their forever family home.

The ground floor features a welcoming layout with two generous reception rooms. To the front, the first reception room boasts a charming feature fireplace and a large bay window that floods the space with natural light. The second reception room is a large, extended living space with an inglenook fireplace and sliding doors that open directly onto the rear garden — ideal for both everyday living and entertaining. The kitchen, which also enjoys views over the garden, includes a walk-in pantry for added storage.

Upstairs, the property offers four well-proportioned double bedrooms, a family bathroom, and a separate WC, providing flexible space for families of all sizes.

Externally, there is a driveway and front garden leading to an integrated garage, offering off-road parking and additional storage. To the rear, a mature east-facing garden provides a peaceful and private outdoor space with established planting and plenty of potential.

This is a rare opportunity to secure a generous detached home in a sought-after location, ready to be updated and tailored to your own style.

Contact Callaghans today to arrange your viewing.

Lounge 12' 0" x 23' 5" (3.65m x 7.15m)

Dining Room 11' 5" x 11' 6" (3.47m x 3.51m)

Kitchen 10' 10" x 11' 0" (3.3m x 3.36m)

Bathroom 7' 10" x 8' 2" (2.38m x 2.5m)

Toilet 3' 3" x 5' 1" (0.98m x 1.55m)

Bedroom One 11' 6" x 13' 0" (3.51m x 3.96m)

Bedroom Two 11' 11" x 13' 0" (3.64m x 3.95m)

Bedroom Three 9' 9" x 14' 4" (2.98m x 4.37m)

Bedroom Four 8' 0" x 12' 4" (2.43m x 3.76m)

Garage 15' 7" x 8' 2" (4.76m x 2.48m)

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GROUND FLOOR
838 sq.ft. (77.8 sq.m.) approx.



1ST FLOOR
661 sq.ft. (61.4 sq.m.) approx.



TOTAL FLOOR AREA : 1499 sq.ft. (139.3 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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