

Callaghans

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

68 South Park Road,
Cheadle, SK8 4AN



£550,000

**Spacious Detached
Four Bedrooms
Conservatory
Kitchen with Island
Two Receptions
Integrated Garage
Rear Garden
Paved Parking**

Callaghans Estate Agents
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Callaghans are pleased to offer this spacious four-bedroom detached property, ideally situated in a popular residential area close to central Gatley. Finished to a high standard throughout, this substantial home presents an excellent opportunity for those seeking their forever family home in a prime location.

The ground floor welcomes you with two generous reception rooms, each offering distinct character and flexible living space. The front reception room features an attractive fireplace and a large bay window that fills the room with natural light, while the second reception room includes a cosy inglenook and sliding doors that open into a bright conservatory overlooking the landscaped garden. The modern kitchen is well-appointed with sleek grey gloss units, a central island, and integrated appliances, all while enjoying pleasant views of the garden.

Upstairs, the accommodation comprises four well-proportioned double bedrooms, providing ample space for the whole family. The family bathroom is fully tiled and features a modern suite with a corner shower cubicle, complemented by a separate WC for added convenience.

Externally, the property benefits from a driveway and front garden leading to an integrated garage, offering both off-road parking and additional storage. To the rear, the mature garden provides a private retreat with established planting, creating an ideal setting for relaxation and outdoor enjoyment.

This is a rare chance to acquire a generous detached home in a highly sought-after location, offering both immediate comfort and exciting potential for personalisation.

Front Lounge 11' 7" x 11' 5" (3.53m x 3.47m)

Rear Lounge 14' 5" x 11' 10" (4.39m x 3.61m)

Kitchen 14' 2" x 10' 9" (4.33m x 3.28m)

Family Bathroom 7' 9" x 7' 9" (2.36m x 2.36m)

toilet 3' 2" x 5' 1" (0.97m x 1.56m)

Bedroom One 12' 11" x 11' 9" (3.93m x 3.58m)

Bedroom Two 11' 11" x 12' 11" (3.64m x 3.94m)

Bedroom Three 14' 4" x 9' 9" (4.37m x 2.97m)

Bedroom Four 7' 10" x 10' 10" (2.4m x 3.3m)

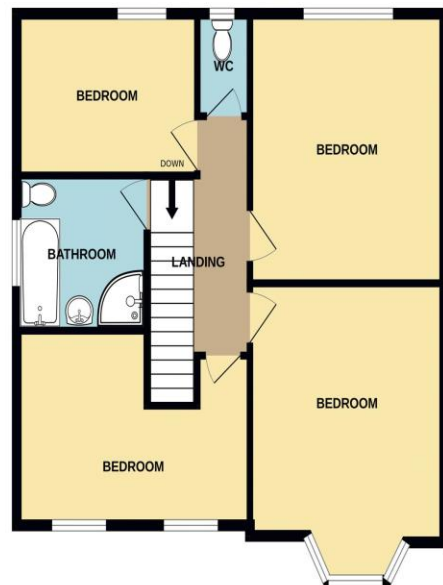
Garage 7' 11" x 11' 9" (2.42m x 3.57m)

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GROUND FLOOR
806 sq.ft. (74.9 sq.m.) approx.



1ST FLOOR
683 sq.ft. (63.5 sq.m.) approx.



TOTAL FLOOR AREA : 1490 sq.ft. (138.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan, the actual measurements may vary.

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**