

Callaghans

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

7 Troutbeck Road,
Cheadle, SK8 4RP



£450,000

**Spacious Detached
Four Double Bedrooms
Conservatory
Modern Bathroom
White Kitchen
Integrated Garage**

Callaghans Estate Agents
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Callaghans are pleased to offer this spacious detached family home, situated on a generous corner plot in this popular area of Gatley. Boasting four double bedrooms, a bright conservatory, and extensive wrap-around gardens, this property provides ample space for family living and is ideal for those looking to put down roots in a popular location.

The property welcomes you with an inviting entrance hallway that leads into a generously proportioned open living and dining area. This expansive reception space runs the full length of the home and flows effortlessly into a large conservatory, which offers delightful views and direct access to the surrounding gardens. The practical kitchen is fitted with clean white wall and base units, along with integrated appliances, while a convenient downstairs WC adds to the everyday functionality of the ground floor.

Upstairs, four well-sized double bedrooms provide comfortable accommodation for the whole family, supported by a fully tiled family bathroom that features a modern suite and a corner shower.

Outside, the property continues to deliver, with beautifully maintained wrap-around gardens that offer both privacy and space for outdoor activities. The integrated garage and off-road parking to the front provide practical solutions for storage and vehicle needs. This home combines a highly desirable location with a flexible and generous layout, offering its next owners both comfort and clear potential for personalisation. Viewing is highly recommended to fully appreciate the space and possibilities this property presents. Contact Callaghans today to arrange your visit.

Lounge/Diner 25' 11" x 14' 10" (7.9m x 4.52m)

Kitchen 12' 10" x 7' 6" (3.91m x 2.28m)

Conservatory 12' 6" x 9' 2" (3.8m x 2.8m)

Downstairs Toilet

Bedroom One 12' 5" x 12' 11" (3.79m x 3.93m)

Bedroom Two 12' 8" x 11' 8" (3.86m x 3.55m)

Bedroom Three 12' 11" x 12' 2" (3.94m x 3.71m)

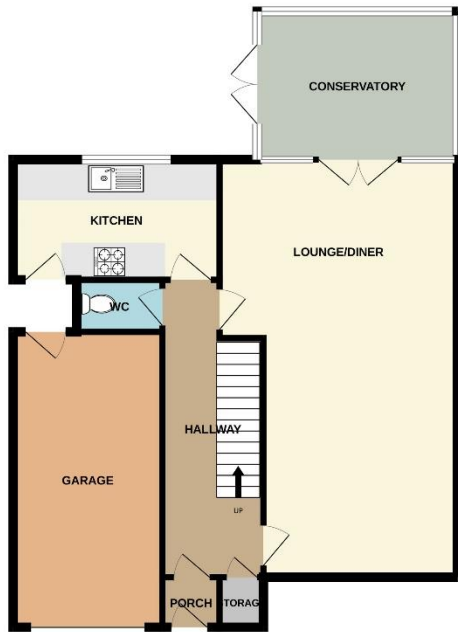
Bedroom Four 9' 0" x 12' 8" (2.75m x 3.86m)

Family Bathroom 9' 4" x 6' 7" (2.84m x 2m)

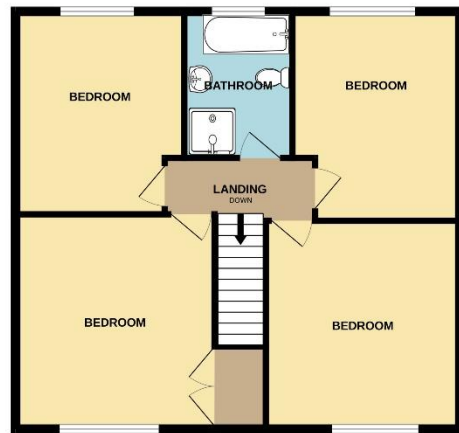
Garage 18' 4" x 9' 6" (5.6m x 2.89m)

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GROUND FLOOR
888 sq.ft. (80.7 sq.m.) approx.



1ST FLOOR
718 sq.ft. (66.7 sq.m.) approx.



TOTAL FLOOR AREA: 1586 sq.ft. (147.4 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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