

Callaghans

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

3 Oak Gardens, Cheadle, SK8 4AX



£410,000

**Modern Townhouse
Second Floor Master Suite
Two Further Double Bedrooms
Stylish Decor
Gated Development
Balance of Builders Warranty
Allocated Parking
Rear Garden**

Callaghans Estate Agents
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Callaghans are pleased to offer for sale this modern town house, sitting in a highly sought-after gated cul-de-sac, this beautifully presented 3-bedroom property is all ready to move into.

As you enter the property it is soon evident of the high-quality finish in this home. A good size living room to the front of the property offers the perfect place to relax after a long day at work. The Kitchen Diner at the rear of the property is the hub of this home, a large sociable space, perfect for entertaining friends and family. The modern kitchen with cream base and wall units, fully integrated appliances, and a ceramic induction hob is open to the dining area overlooking a private rear garden. With patio doors connecting the kitchen diner and garden the summer months will be a delight, barbecues with friends, or relaxing drinks after work perhaps. There is a downstairs WC opposite the kitchen.

Upstairs on the first floor, you will find two double bedrooms, Located between the bedrooms is a modern family bathroom, with cream feature tiling to the walls, bath with over bath shower, washbasin, and WC. On the second floor you will find a wonderful master bedroom suite, with plenty of natural light on offer from windows front and back. To the rear is a dressing area adjacent to the ensuite shower room, with modern feature tiling in grey and a large walk in shower, washbasin, and WC.

Situated overlooking the square this semi detached property has a commanding position. The property has an allocated parking space and private garden gate at the side. A wonderful home in a peaceful gated cul de sac, with well-presented and neatly manicured gardens, Residents-only children's play area. Close to central Gatley and convenient for Gatley Primary School. This property must be viewed to be appreciated, contact Callaghans now!

Lounge 11' 4" x 9' 7" (3.46m x 2.91m)

Kitchen/Diner 15' 9" x 12' 11" (4.8m x 3.93m)

Downstairs Toilet 5' 3" x 2' 11" (1.6m x 0.88m)

Family Bathroom 6' 5" x 5' 3" (1.95m x 1.6m)

Bedroom One 12' 11" x 9' 7" (3.93m x 2.93m)

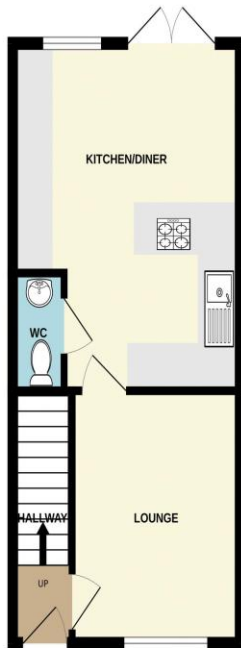
Bedroom Two 12' 11" x 8' 11" (3.93m x 2.72m)

Master bedroom Suite 22' 1" x 12' 11" (6.73m x 3.93m)

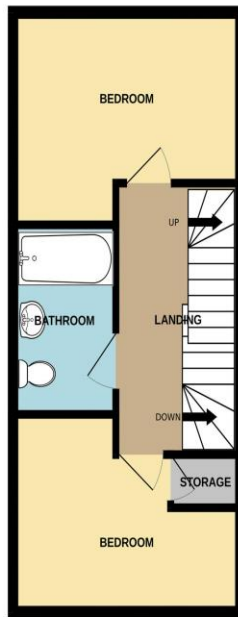
En-suite 6' 0" x 7' 2" (1.82m x 2.18m)

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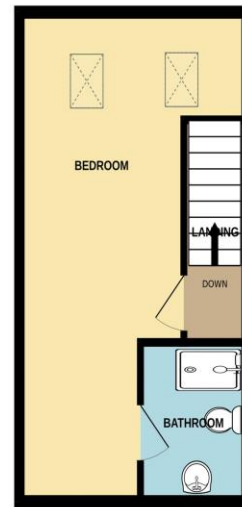
GROUND FLOOR
350 sq.ft. (32.5 sq.m.) approx.



1ST FLOOR
350 sq.ft. (32.5 sq.m.) approx.



2ND FLOOR
286 sq.ft. (26.6 sq.m.) approx.



TOTAL FLOOR AREA : 986 sq.ft. (91.6 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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