

Callaghans

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

20B Hawthorn Road,
Gatlet, SK8 4NB



£480,000

**Modern Detached
Five Double Bedrooms
Five bathrooms
Planning Permission
Gardens and Parking
Over Three Floors**

Callaghans Estate Agents
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Callaghans are delighted to present this substantial and exceptionally adaptable modern detached family home, situated in the highly sought-after location of Gatley Village. Finished to a high standard and offering versatile living space, this property is an ideal choice for professionals and growing families.

The welcoming hallway leads to the heart of the home at the rear, where the well-equipped kitchen features a range of floor and wall units with integrated appliances. This flows seamlessly into the dining room and onwards to a bright and cosy lounge, which is flooded with natural light from windows on multiple aspects and offers delightful views of the rear garden. A significant feature of the ground floor is the spacious double bedroom located at the front, complete with a bay window and a convenient en-suite bathroom, offering excellent potential for a guest suite or multi-generational living.

The first floor accommodates three further bedrooms, including two generous doubles, each boasting their own en-suite facilities, with the front bedroom also benefiting from fitted wardrobes. A well appointed family bathroom with a walk-in shower serves the accommodation. The property's impressive versatility is further enhanced by a converted attic, which creates a fifth bedroom with an en-suite, providing ample space for a large family.

Externally, the property enjoys both front and rear gardens and provides plentiful off-road parking. As an outstanding added benefit, planning permission has been granted for a two storey side extension, offering the exciting potential to further increase the property's size and value.

With its prime central Gatley location, close to excellent schools and transport links, this is a truly compelling opportunity. Viewing is essential to appreciate the scale and potential on offer. Contact Callaghans today to arrange your appointment.

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Hallway 15' 7" x 6' 6" (4.76m x 1.97m)

Ground Floor Bedroom 14' 10" x 13' 5" (4.53m x 4.1m)

Ensuite 9' 10" x 3' 11" (3m x 1.2m)

Kitchen 9' 3" x 11' 7" (2.83m x 3.53m)

Dining area 11' 7" x 10' 8" (3.52m x 3.24m)

Lounge 12' 6" x 9' 6" (3.8m x 2.89m)

Family Bathroom 7' 5" x 7' 10" (2.25m x 2.4m)

First Floor Bedroom One 11' 5" x 12' 3" (3.49m x 3.73m)

Ensuite 3' 3" x 8' 10" (1m x 2.7m)

First Floor Bedroom Two 11' 7" x 12' 2" (3.53m x 3.7m)

Ensuite 7' 2" x 2' 11" (2.18m x 0.9m)

First Floor Bedroom Three 7' 9" x 7' 11" (2.36m x 2.41m)

Attic Bedroom 19' 8" x 13' 1" (6m x 4m)

Ensuite 3' 9" x 7' 10" (1.15m x 2.4m)



TOTAL FLOOR AREA: 1518 sq.ft. (141.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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