

Callaghans

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

4 Windsor Avenue,
Gatley, SK8 4DU



£375,000

Spacious Semi Detached
Three Receptions
Three Bedrooms
Extended Kitchen
Separate Toilet
Gardens, Garage and Parking

Callaghans Estate Agents
46 Church Road, Gatley, SK8 4NQ
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Callaghans are pleased to offer for sale this extended semi-detached home, situated on one of the most popular avenues in the ever-desirable area of Gatley. Boasting three bedrooms and three versatile reception rooms, this property presents a fantastic opportunity to create your perfect forever home, with the space and structure to update and personalise to your own taste.

The welcoming hallway provides access to all ground-floor rooms, beginning with a front lounge featuring a bay window that fills the space with natural light. To the rear, the dining room offers pleasant views over the garden, while the practical breakfast room leads into the kitchen, which is fitted with classic blue wall and floor units, ready to make your own.

Upstairs, the accommodation includes three well-proportioned bedrooms, providing ample space for family life, along with a family bathroom and a separate WC for added convenience.

Externally, the property benefits from a detached garage and a driveway providing off-road parking. The outdoor space includes a neat front lawn and a generous, private rear garden laid mainly to lawn with established shrubs, offering a blank canvas for gardening enthusiasts.

With its prime Gatley location, close to excellent schools, shops, and transport links, this is a rare opportunity to secure a home with both potential and presence. Contact Callaghans today to arrange a viewing and start imagining your future here.

Lounge 11' 11" x 11' 6" (3.62m x 3.5m)

Dining Room 13' 0" x 10' 10" (3.95m x 3.3m)

Breakfast Room 7' 2" x 9' 7" (2.18m x 2.91m)

Kitchen 8' 7" x 9' 6" (2.61m x 2.89m)

Family Bathroom 7' 2" x 6' 5" (2.18m x 1.96m)

Toilet 2' 11" x 7' 7" (0.89m x 2.3m)

Bedroom One 12' 0" x 11' 1" (3.65m x 3.37m)

Bedroom Two 13' 0" x 10' 11" (3.95m x 3.33m)

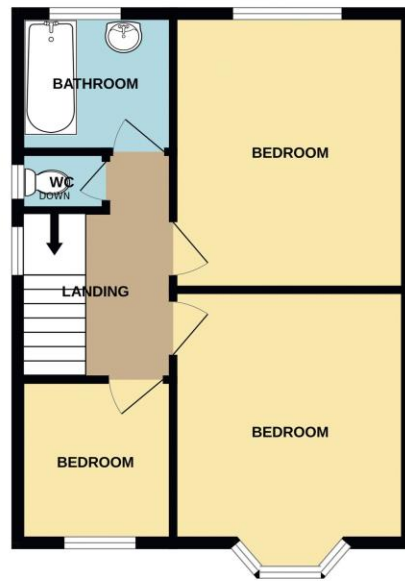
Bedroom Three 7' 1" x 7' 7" (2.16m x 2.31m)

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GROUND FLOOR
534 sq.ft. (49.6 sq.m.) approx.



1ST FLOOR
452 sq.ft. (42.0 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.

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**