

Callaghans

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

1 Charnville Road,
Cheadle, SK8 4HE



£350,000

**Spacious Detached
Able To Add Value
Three Bedrooms
Two Receptions
Conservatory
Gardens, Garage and Driveway.**

Callaghans Estate Agents
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Callaghans are pleased to offer for sale this substantial detached property, located in a highly sought-after area of Gatley. While the home requires updating, it presents a fantastic opportunity for buyers to add value and create a spacious family residence to their own taste.

A bright and airy hallway sets the tone on arrival. To the front is the first reception room, complete with a large bay window that floods the space with natural light. The rear reception room features a charming inglenook and opens into the conservatory, which overlooks the garden and enjoys views of the bowls club beyond. The kitchen is fitted with modern white units and integrated appliances, while still offering ample space for family dining. An extended utility room and downstairs toilet provide additional practicality.

Upstairs, the property offers three generous double bedrooms, two of which include fitted wardrobes. The family bathroom is fitted with a modern suite and over-bath shower, complemented by a separate toilet room for convenience.

Externally, the home benefits from an attached garage, double driveway, and gardens to both the front and rear. With excellent schools nearby and superb transport links, the location is ideal for families.

Please note: the property has some structural defects which require further investigation. As a result, this may limit mortgage options, and a cash purchase is advised.

With its generous proportions and prime location, this property offers enormous potential. Contact Callaghans today to arrange your viewing.

Lounge 11' 11" x 12' 0" (3.62m x 3.65m)

Dining Room 13' 10" x 10' 11" (4.21m x 3.32m)

Conservatory 7' 7" x 10' 6" (2.3m x 3.2m)

Kitchen 16' 1" x 8' 4" (4.89m x 2.54m)

Utility room 7' 5" x 8' 1" (2.27m x 2.46m)

Downstairs Toilet 7' 5" x 4' 3" (2.25m x 1.3m)

Family Bathroom 7' 3" x 6' 4" (2.22m x 1.92m)

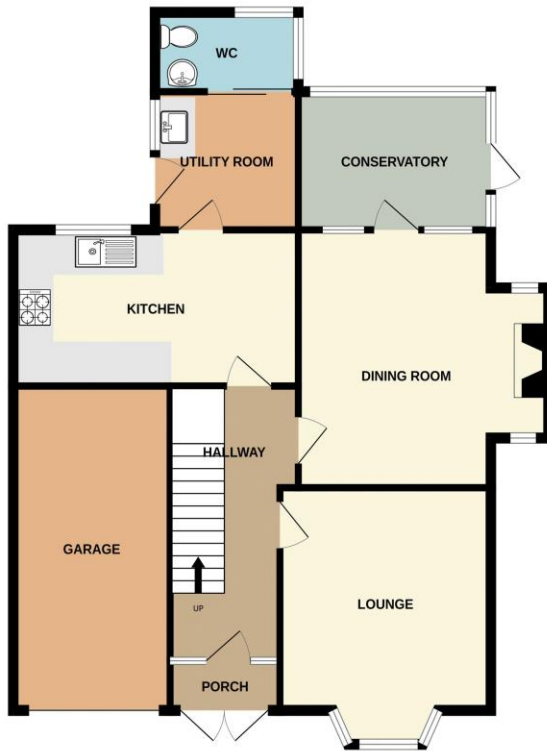
Toilet 2' 11" x 4' 6" (0.9m x 1.36m)

Bedroom One 13' 1" x 10' 6" (4m x 3.2m)

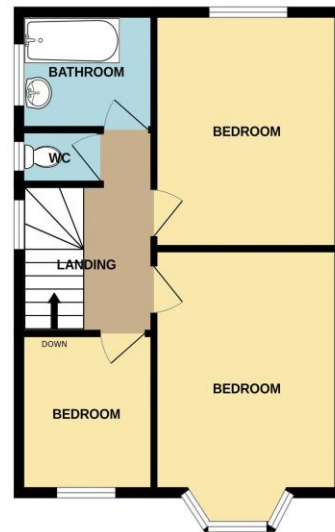
Bedroom Two 10' 8" x 12' 8" (3.25m x 3.87m)

Bedroom Three 7' 6" x 8' 6" (2.28m x 2.6m)

GROUND FLOOR
899 sq.ft. (83.5 sq.m.) approx.



1ST FLOOR
476 sq.ft. (44.2 sq.m.) approx.



TOTAL FLOOR AREA: 1375 sq.ft. (127.7 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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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**

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