

Callaghans

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

22 Windsor Avenue,
Cheadle, SK8 4DU



£425,000

**Spacious Gatley Semi-Detached
Three Bedrooms
Stylish Bathroom
Three Receptions
Garage, Drive and Gardens.
Downstairs Toilet**

Callaghans Estate Agents
46 Church Road, Gatley, SK8 4NQ
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Callaghans are delighted to offer for sale this stylish semi-detached property, ideally located close to the heart of Gatley village. Presented in true move-in condition, this attractive home would make an ideal family residence.

A welcoming entrance hallway provides access to the ground floor accommodation. To the front is a bright and spacious lounge featuring a large bay window and an inset fire, creating a warm and inviting living space. An archway leads through to the dining area, which benefits from patio doors opening directly onto the rear garden. To the side is a charming morning room with access to the extended kitchen, fitted with white floor and wall units and offering excellent space for family living. A convenient downstairs WC is located under the stairs.

The first floor hosts a stylish family bathroom, finished with large tile walls, a freestanding bath and a separate shower cubicle. There are two generous double bedrooms, both with fitted wardrobes, along with a further well-proportioned single bedroom.

Externally, the front garden provides off-road parking, while the side driveway leads to a detached garage at the rear. The rear garden is ideal for family life, featuring a patio area perfect for relaxing and a lawned section for children to enjoy.

The property is superbly located within walking distance of Gatley village, well-regarded schools and the train station, making it ideal for commuters and families alike. Planning permission has also been granted for a wraparound single-storey extension, offering exciting potential for future development.

Contact Callaghans today to arrange your viewing.

Lounge 11' 10" x 11' 5" (3.61m x 3.49m)

Dining Room 11' 2" x 12' 10" (3.4m x 3.91m)

Kitchen 7' 6" x 7' 8" (2.28m x 2.34m)

Morning Room 9' 0" x 7' 1" (2.74m x 2.17m)

Downstairs Toilet 2' 6" x 4' 6" (0.77m x 1.37m)

Family Bathroom 7' 0" x 8' 9" (2.13m x 2.66m)

Bedroom One 11' 11" x 11' 0" (3.62m x 3.35m)

Bedroom Two 12' 11" x 11' 0" (3.94m x 3.35m)

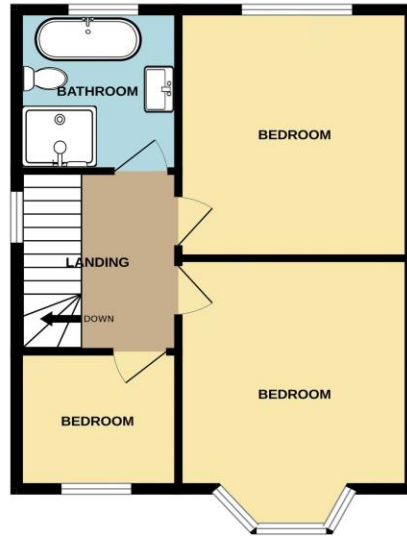
Bedroom Three 7' 9" x 7' 0" (2.35m x 2.14m)

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GROUND FLOOR
526 sq.ft. (48.9 sq.m.) approx.



1ST FLOOR
470 sq.ft. (43.7 sq.m.) approx.



TOTAL FLOOR AREA: 997 sq.ft. (92.6 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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