

# *Callaghans*

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

## **19 Peckforton Close,** **Cheadle, SK8 4JA**



**£285,000**

**Modern Mews Terrace**  
**Two Bedrooms**  
**Conservatory**  
**White Gloss Kitchen**  
**Stylish Bathroom**  
**Front and Rear Garden**  
**Detached Garage**

Callaghans Estate Agents  
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Callaghans are delighted to offer for sale this attractive and modern mid-mews terrace home, providing spacious accommodation complemented by appealing gardens and a conservatory.

The property opens into a welcoming front lounge with open-plan stairs leading to the first floor, creating a bright and contemporary feel. To the rear is a well-appointed dining kitchen, fitted with an excellent range of white gloss floor and wall units, offering both style and practicality. The dining area flows seamlessly into the spacious conservatory, which overlooks the rear garden and significantly enhances the entertaining and family living potential of the home.

To the first floor is a fully tiled bathroom featuring a modern suite with an over-bath shower. There are two generously sized double bedrooms, providing comfortable and flexible living space for all the family.

Externally there is a detached garage with parking space in front of it.

Situated within Gatley Village, the property benefits from easy access to a wide range of shops, bars and parks, all within a short stroll. The area is well regarded for its excellent schools and strong transport links, further enhancing the appeal of this lovely home.

Contact Callaghans today to arrange your viewing and discover how this attractive property could be your next home.

**Lounge** 14' 4" x 13' 1" (4.38m x 4m)

**Kitchen** 8' 2" x 13' 1" (2.48m x 4m)

**Conservatory** 6' 7" x 11' 5" (2m x 3.48m)

**Family Bathroom** 6' 3" x 6' 0" (1.9m x 1.83m)

**Bedroom One** 8' 10" x 13' 1" (2.7m x 4m)

**Bedroom Two** 7' 3" x 13' 1" (2.22m x 4m)

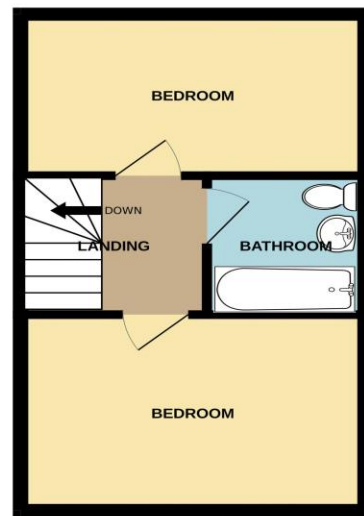
**Garage** 16' 5" x 7' 8" (5m x 2.33m)

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GROUND FLOOR  
374 sq.ft. (34.8 sq.m.) approx.



1ST FLOOR  
295 sq.ft. (27.5 sq.m.) approx.



TOTAL FLOOR AREA: 670 sq.ft. (62.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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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