

# *Callaghans*

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

**57 Altrincham Road,**  
**Gatley SK8 4EG**



**£625,000**

**Four Bedrooms**

**Two Storey Annex ( Incorporating The Fourth Bedroom)**

**Workshop and External Storage**

**Large Rear Garden (with potential for development)**

**Period Features**

**Study Area/Office**

**Utility**

**Large Kitchen/Diner**

**Two Receptions**

Callaghans Estate Agents

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**A wonderfully presented Edwardian period property retaining many original features, with extended kitchen/diner which opens out to the beautiful and long natural park land style rear garden. Complete with two storey annex and outbuilding. This home caters for families who like space and tranquility, whilst being close to modern day amenities. A short walk brings you to the hub of Gatley village with an array of shops, eateries and beauty salons. Both the M60 and M56 motorways are within a few minutes drive as well as Gatley train station.**

**Sitting Room** 15' 11" x 12' 8" (4.85m x 3.86m) To the front aspect of the property, wooden floorboards, feature fireplace with electric fire, large bay window which floods the room with natural daylight. Edwardian cornicing and ceiling design features.

**Living Room** 14' 0" x 12' 5" (4.26m x 3.78m) Entered via the sitting room or dining area, the living room has modern decor, handmade bespoke built in storage units, laminated flooring and a feature fireplace with a gas fire stove.

**Dining Room** 10' 9" x 9' 9" (3.27m x 2.97m) As part of the extension, the dining room is open plan to the kitchen, with laminate flooring, skylight and provides access to the rear garden via patio doors.

**Kitchen** 12' 5" x 12' 4" (3.78m x 3.76m) Country style kitchen, laminated flooring, range of base and eye level units, plenty of work surface, Belfast sink, CDA double oven with five ring hob, extractor hood and integrated dishwasher, skylight.

**Walk-Through Study Area/Office** 8' 5" x 4' 9" (2.56m x 1.45m) Laminated flooring, storage unit, access to the utility room.

**Utility** 9' 1" x 5' 0" (2.77m x 1.52m) Base and eye level units, plumbing for washing machine and tumble dryer, sink, access to the side of the property.

**WC** 5' 4" x 3' 1" (1.62m x 0.94m) Comprises of WC and handwash basin.

**Bedroom One** 16' 0" x 13' 2" (4.87m x 4.01m) Front aspect, with large bay window, carpeted flooring, build-in storage cupboard.

**Bedroom Two** 16' 2" x 12' 7" (4.92m x 3.83m) Overlooking the rear garden, carpeted flooring.

**Bathroom** 10' 5" x 9' 7" (3.17m x 2.92m) Large bathroom, comprising of bathtub, separate shower cubicle, WC, hand wash basin, heated towel rail, laminate flooring.

**Bedroom Three** 9' 3" x 8' 7" (2.82m x 2.61m) Front aspect, sanded wooden floor. Currently utilised as a dressing room this room was previously the third bedroom.

**Annex** It has a beautiful outlook to the rear garden. The two-story annex is currently being utilised as a music room downstairs and storage upstairs but is a multi-functional space. This building is ideal for use as a home office/gym/granny flat/teenage den/ games room.

#### **Ground Floor –**

**Main Room** 17'1" x 16' 11" The room downstairs is sound proofed, has double and secondary glazing and carpeted flooring.

**Shower Room** - 7'10" x 2'9" Comprising of shower cubicle, WC and handwash basin.

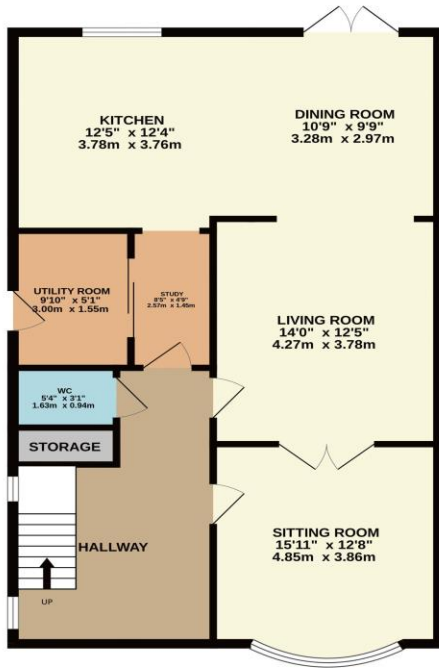
**Bedroom Four** - 22'6" x 11'10" Windows to the front and to the rear garden, carpeted floor. Currently used as storage was previously a family bedroom. There is access to the eaves for further storage.

**Wooden Outbuilding** 21'4" x 7'5" Split into 3 sections there is the workshop space, storage and bike/log storage space.

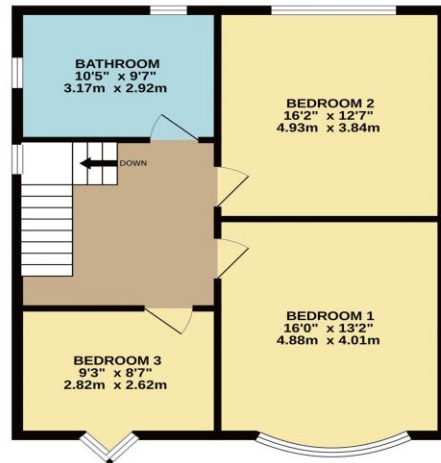
**Garden** The low maintenance rear garden is mainly laid to lawn providing a tranquil sanctuary. Lined with established hedging and trees for privacy. Stepping out of the dining area there is a patio area, perfect for al fresco entertaining.

**Exterior Front** There is off road parking for multiple cars.

GROUND FLOOR  
853 sq.ft. (79.3 sq.m.) approx.



1ST FLOOR  
596 sq.ft. (55.4 sq.m.) approx.



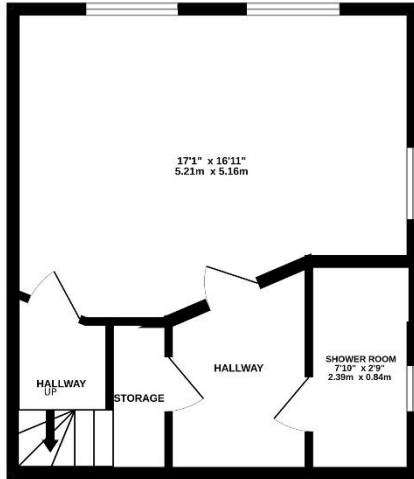
MAIN HOME

TOTAL FLOOR AREA: 1449 sq.ft. (134.6 sq.m.) approx.

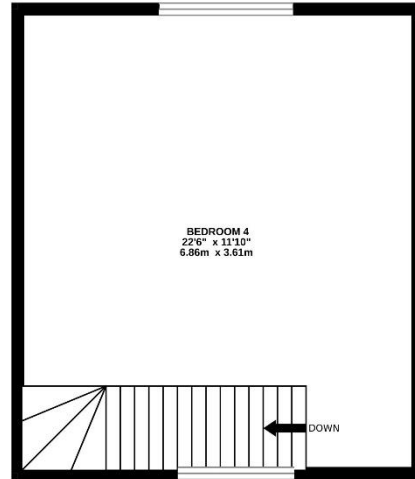
Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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GROUND FLOOR  
415 sq.ft. (38.5 sq.m.) approx.



1ST FLOOR  
392 sq.ft. (36.5 sq.m.) approx.

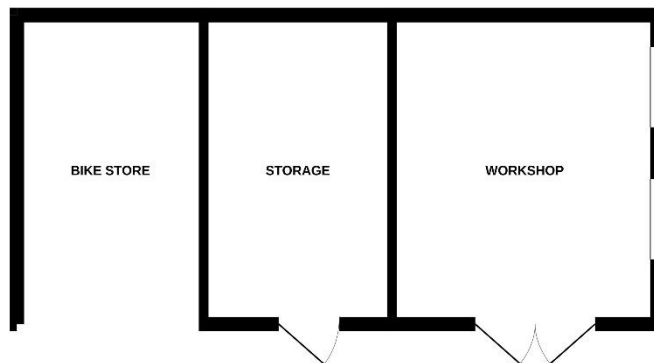


ANNEX

TOTAL FLOOR AREA : 807 sq.ft. (75.0 sq.m.) approx.

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GROUND FLOOR



OUTBUILDING

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