

Callaghans

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

36 Donnington Ave,
Cheadle, SK8 2DL



£450,000

Extended Semi Detached
Three Double Bedrooms
Two Bathrooms
Downstairs Toilet
Large Sunroom
Bike Store
Parking and Gardens
Roll Top Bath

Callaghans Estate Agents
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Callaghans are delighted to present this beautifully extended and thoughtfully updated semi-detached home, situated in a peaceful cul-de-sac location close to the heart of Cheadle. Offering both style and substance, this impressive property has been designed with modern family living in mind, providing flexible and spacious accommodation finished to a high standard throughout.

Step inside and be immediately struck by the quality and intelligent layout. The welcoming hallway introduces the home's refined finish and leads to a convenient downstairs WC. At the end of the hall, the modern kitchen is both practical and elegant, featuring cream gloss units and space for appliances and a range cooker. It opens seamlessly into a stunning sunroom extension that overlooks the garden, offering a bright, versatile area perfect for dining and everyday relaxation. This light-filled space elegantly wraps around to the front of the property, creating an additional formal family room. The result is a wonderfully fluid living environment where the whole family can spend time together while enjoying their own activities.

Upstairs, the property continues to impress with three well-proportioned double bedrooms, including a master bedroom with fitted wardrobes. The luxury continues in the bathroom suite, which features a fully tiled family bathroom with a walk-in shower, complemented by a separate bathroom showcasing a freestanding roll-top bath, a true touch of indulgence. Externally, the home is equally compelling.

To the front, there is ample off-road parking, alongside a practical integrated bike store running the length of the property. The private rear garden has been designed for both relaxation and entertaining, with a combination of lawn and patio areas.

Given its exceptional size, finish, and prime location, an internal viewing is essential to fully appreciate all that this remarkable family home has to offer. Contact Callaghans today to arrange your private viewing.

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Downstairs Toilet 2' 6" x 9' 1" (0.75m x 2.78m)

Lounge 10' 8" x 20' 11" (3.26m x 6.37m)

Rear Sunlounge 22' 6" x 8' 6" (6.85m x 2.6m)

Kitchen 11' 1" x 9' 10" (3.39m x 3m)

Utility room 2' 4" x 8' 6" (0.7m x 2.6m)

Family Bathroom 6' 0" x 5' 7" (1.82m x 1.69m)

Bathroom 8' 0" x 9' 5" (2.45m x 2.86m)

Bedroom One 10' 1" x 10' 11" (3.08m x 3.33m)

Bedroom Two 9' 11" x 10' 0" (3.02m x 3.06m)

Bedroom Three 6' 4" x 18' 1" (1.92m x 5.52m)

Bike Store 21' 5" x 3' 7" (6.54m x 1.1m)

Rear Garden

GROUND FLOOR
713 sq.ft. (66.2 sq.m.) approx.



1ST FLOOR
498 sq.ft. (46.2 sq.m.) approx.



TOTAL FLOOR AREA: 1211 sq.ft. (112.5 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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