

Callaghans

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

18 Green Walk,
Gatley, SK8 4BW



£350,000

**Gatley Semi-Detached
Three Bedrooms
Modern Bathroom
Scope to Improve
Front and Rear Gardens
Garage and Driveway**

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Callaghans are pleased to offer for sale this well-presented semi-detached property, occupying a desirable corner plot in the heart of Gatley Village. The home is presented in good condition throughout and offers excellent potential for buyers looking to further update and personalise their next family home.

The front porch opens into a wide and welcoming hallway. The lounge features a large bow window, flooding the room with natural light, while a square arch leads through to the dining area, providing an ideal space for family meals and entertaining. The kitchen is fitted with modern floor and wall units, includes a pantry for additional storage, and enjoys views over the rear garden. Beyond the kitchen is a useful utility area, adding further practicality. The attached garage provides excellent storage space and is also suitable for vehicle use.

To the first floor is a modern, fully tiled bathroom with a walk-in shower. There are three well-proportioned bedrooms, offering comfortable accommodation for the whole family. Externally, the property benefits from gardens to both the front and rear, along with a driveway providing access to the garage.

Ideally located close to central Gatley, the home offers excellent access to village shops, schools and the train station. For outdoor recreation, Gatley Carrs is just a short stroll away.

Contact Callaghans today to arrange your viewing of this desirable village home.

Lounge 11' 9" x 11' 1" (3.58m x 3.38m)

Dining Room 10' 5" x 11' 0" (3.18m x 3.36m)

Kitchen 7' 2" x 7' 3" (2.18m x 2.2m)

Family Bathroom 6' 8" x 7' 2" (2.04m x 2.18m)

Bedroom One 10' 10" x 11' 2" (3.31m x 3.4m)

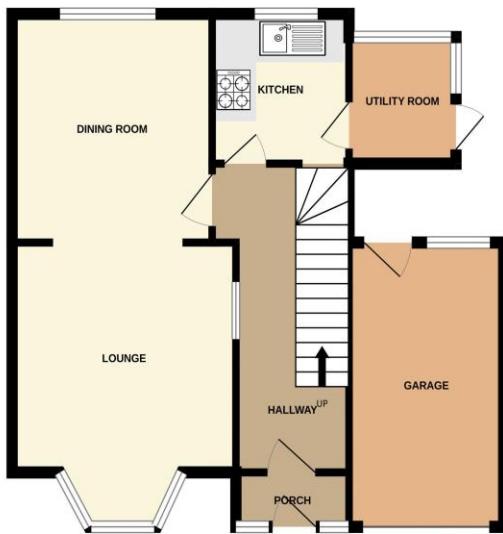
Bedroom Two 10' 6" x 11' 1" (3.19m x 3.39m)

Bedroom Three 6' 11" x 7' 7" (2.11m x 2.32m)

Garage 14' 9" x 8' 2" (4.5m x 2.5m)

GROUND FLOOR
564 sq.ft. (52.4 sq.m.) approx.

1ST FLOOR
402 sq.ft. (37.4 sq.m.) approx.



TOTAL FLOOR AREA: 966 sq.ft. (89.8 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 equipment shown have not been tested and no guarantee as to their operability or efficiency can be given.
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