

ANY  
PART EXCHANGE  
WELCOME



Kingsway  
Gatley SK8 4NT

SHRIGLEY ROSE & CO  
Bespoke Estate Agents



## Kingsway, Gatley SK8 4NT

A tranquil haven, the perfect blend of comfort and convenience. Nestled in the heart of Gatley, a sought-after locale renowned for its peaceful ambiance and convenient access to urban amenities, lies a property that epitomises the essence of modern family living. Boasting four spacious bedrooms and a self-contained double-storey Annexe, this abode caters to the diverse needs of contemporary families. As you approach this inviting home, the flourishing front garden, adorned with two majestic magnolia trees and a charming porch, sets the stage for the warm welcome that awaits within. Stepping onto the driveway, one immediately notices the thoughtful inclusion of a universal electric charge point, catering to the needs of eco-conscious homeowners embracing the future of transportation. With space for three cars, convenience merges seamlessly with practicality, ensuring that every aspect of contemporary living is effortlessly accommodated.

Upon entering the doorway, greeted by a sense of spaciousness and light, characteristic of a home designed with both functionality and aesthetics in mind. To the right, a generously proportioned living room beckons, its focal point a working gas fire offering solace on chilly evenings and providing the perfect backdrop for cherished family gatherings or intimate evenings curled up with loved ones. The kitchen, equipped with granite worktops and integrated appliances, seems well-suited for cooking enthusiasts. The view of the garden from the kitchen adds to the appeal.

Upstairs, the four sizable bedrooms offer flexibility, with one serving as a front office complete with air conditioning and heating. The master bedroom sounds particularly luxurious with ample fitted wardrobe space and a convenient basin sink. The mention of the loft space with storage potential and the possibility for future expansion adds further value to the property.

The crowning jewel of this magnificent home lies in its self-contained double-storey Annexe, a testament to versatility and modern living. With its own front porch entrance and address number, this annex seamlessly integrates into the fabric of the home while offering privacy and independence to its occupants. Two large bedrooms, a spacious living area complete with a gas fire, and a well-equipped kitchen ensure that comfort and convenience are never compromised. Separate heating controls further enhance the autonomy of this annex, offering personalised climate control tailored to individual preferences.

Outside, the allure continues with a mature garden boasting the perfect combination of lawn and patio areas. Ideal for al fresco dining or leisurely afternoons spent basking in the sun, this outdoor oasis is a sanctuary of tranquillity amidst the bustle of modern life.

Located within close proximity to motorway links and an array of amenities in Didsbury, Gatley, and Cheadle, convenience is never far from reach. Yet, nestled on a peaceful, tree-lined street, the property offers a sense of sanctuary and seclusion, a rare combination in today's fast-paced world. Catchment area for excellent local schools.





## Kingsway, Gatley SK8 4NT

### The Current Owners Love:

- Easy access to motorway network. Trafford Centre, Marks and Spencer, John Lewis. Major supermarkets, Metrolink to Manchester etc all within easy reach.
- We brought our family up in this home, all five stayed until they got married. It has been a practical happy home for a lot of entertaining and we have many happy memories. Also – there just happens to be probably the best Indian Takeaway in the world nearby!
- We love the garden, there always something blooming appearing, or fragrant



### We Have Noticed:

- The 2 bedroom, self contained, double storey Annex is a real bonus. Perfect for multi generational living or a large family. Could also possibly be used as an Airbnb
- The rear garden is a great size and gets lots of sun in the summer months. Very peaceful with the perfect mix of grass and patio areas great for morning coffee, entertaining family and friends
- The location is fabulous close to everywhere





### Key Features:

- Part- Exchange Welcome
- A 4 bedroom, including front office with air conditioning spacious house
- A large mature garden with numerous patio areas for entertaining
- Situated in a sought after area close to motorway links and all amenities and good schools
- Within walking distance to Gatley and Cheadle
- The driveway is inclusive of a universal electric car charging point
- Versatile loft with lots of storage space and potential for expansion
- A double storey self contained 2 bedroom Annex that has an internal entrance along with it's own separate entrance
- Seperate heating controls for the main house and Annex

**Tenure:** Freehold

**Council Tax Band:** F

**Possession:** Vacant possession upon completion

**Total Floor Area:** 2454

**Viewing:** Strictly by appointment only through Shrigley Rose & Co

# Property Summary:

## GROUND FLOOR

- Hallway
- Living Room 24'1" x 14'0" (7.34m x 4.27m)
- Dining Room 16'1" x 11'0" (4.9m x 3.35m)
- Living Room 16'1" x 9'5" (4.9m x 2.87m)

## ANNEX

- Kitchen 18'5" x 8'0" (5.61m x 2.44m)
- Utility Room 8'0" x 7'0" (2.44m x 2.13m)
- Kitchen 11'11" x 11'0" (3.63m x 3.35m)

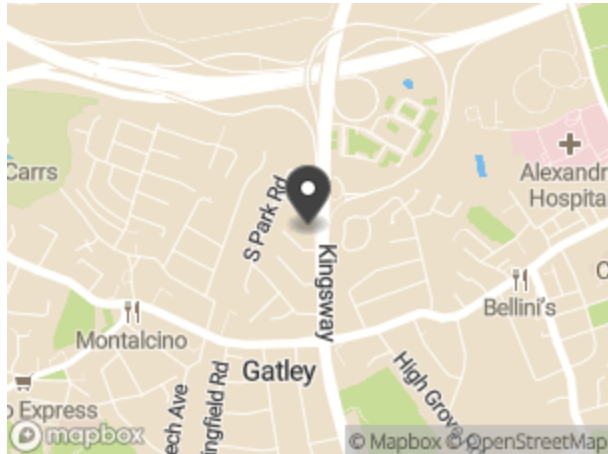
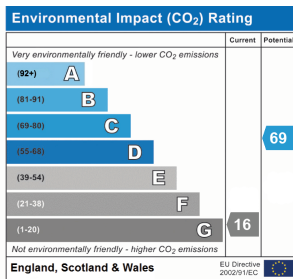
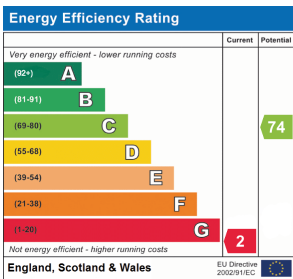
## FIRST FLOOR

- Landing
- Bedroom One 16'1" x 11'0" (4.9m x 3.35m)
- Bedroom Two 14'0" x 11'0" (4.27m x 3.35m)
- Bedroom Three 11'0" x 10'1" (3.35m x 3.07m)
- Bedroom Four 11'0" x 8'0" (3.35m x 2.44m)

- Bathroom 8'0" x 6'5" (2.44m x 1.96m)
- Bedroom 11'0" x 10'0" (3.35m x 3.05m)
- Bathroom 5'11" x 5'10" (1.8m x 1.78m)
- Bedroom 10'0" x 9'5" (3.05m x 2.87m)

## SECOND FLOOR

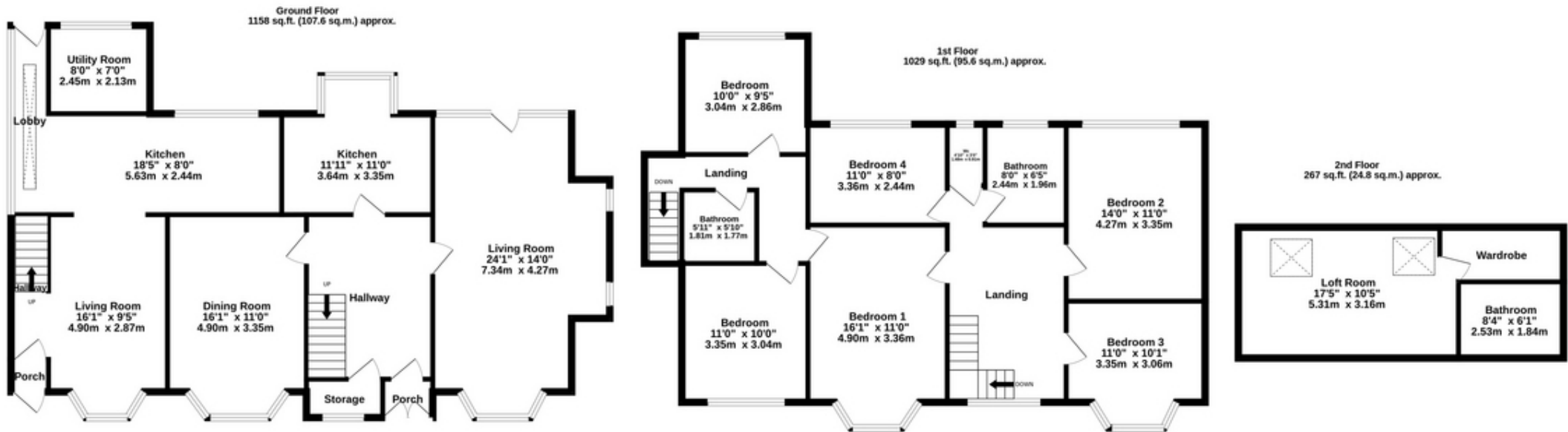
- Loft Room 17'5" x 10'5" (5.31m x 3.18m)
- Bathroom 8'4" x 6'1" (2.54m x 1.85m)







**DID YOU KNOW...? YOU CAN PART EXCHANGE YOUR CURRENT HOME FOR THIS PROPERTY... HASSLE FREE.**



**TOTAL FLOOR AREA : 2454 sq.ft. (228.0 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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