

ANY
PART EXCHANGE
WELCOME



West Drive
Gatley, SK8 4JJ

SHRIGLEY ROSE & CO
Bespoke Estate Agents



West Drive, Gatley, SK8 4JJ

Explore this immaculate and innovative four-bedroom, three-bathroom detached family home, ideally positioned on one of Gatley's most prestigious roads. Situated within walking distance of Gatley Village, residents enjoy easy access to a vibrant array of shops and restaurants, enhancing the convenience and charm of this sought-after neighbourhood.

As you approach, a block paved driveway provides ample off-road parking, leading to a welcoming solid oak front door. Upon entry, you're greeted by an L-shaped hallway featuring a convenient cloaks and shoe cupboard. The living room, boasting a bay window, and the sitting room, also with a bay window and cleverly designed fitted storage for children's toys, offer inviting spaces for relaxation. The downstairs shower room is elegantly appointed with tiled flooring, a heated towel rail, a walk-in rain head shower, and a Velux window. The heart of the home is the open-plan living kitchen, perfect for entertaining and family gatherings. It showcases sleek gloss wall and base units, integrated appliances, and an island with a hob and extractor fan, complemented by sliding doors opening onto the decking for seamless indoor-outdoor living. The living area within the kitchen provides a tranquil retreat for evenings at home. Additional features include an office with fitted desk and storage, another sitting room with garden access, and a utility room with space for a washing machine and tumble dryer. The integral garage, accessible from the utility room, includes an up-and-over door, lighting, and power.

Heading upstairs via the elegant glass balustrade staircase, natural light fills the landing through a large Velux window, enhancing the serene atmosphere. The spacious master bedroom offers a generous layout with fitted wardrobes and Velux windows, along with a sleek, modern ensuite shower room featuring a stylish floating vanity sink unit, luxurious corner rain head shower, and pristine tiled flooring. Two additional double bedrooms, one with Velux windows and the other with ample fitted wardrobes and storage space, plus a cosy single bedroom, complete the upper level. The main family bathroom features an over-bath shower, immaculate tiled flooring, and a contemporary heated towel rail.

Outside, the well-maintained garden features a lush lawn with plants and shrubs, alongside a spacious decking area with a glass balustrade, perfect for entertaining and enjoying outdoor gatherings. The detached garage, accessed conveniently from the side of the house, offers power and light, providing versatile storage or workshop space. Wooden gates secure additional parking, ensuring both practicality and security.

Located in the charming cul-de-sac of West Drive, this property offers a tranquil residential setting within Gatley Village. Residents benefit from proximity to excellent local schools, including Gatley Primary School and The Kingsway School, making it an ideal choice for families seeking both convenience and quality of life.



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The Current Owners Love:

- Decking area in the back garden, peaceful and private, great for both entertaining and relaxing in the afternoon sun. Perfect for dining al fresco
- Large outdoor separate garage perfect for turning into workshop/gym/home office/studio or simply extra space for storage (not that you need it)
- Peace - the house and garden are so peaceful, quiet & private setting create a feeling of serenity and isolation whilst still being close to a bustling town with all the amenities you need

We Have Noticed:

- A fantastic entertaining space and family room at the back of the home, with sliding doors onto decking
- Walking distance of Gatley Village aswell as being close to the airport and other transport links
- Four reception rooms, catering to all family needs whether you need a study, play room or a snug







Key Features:

- CHAIN FREE
- An immaculate and innovative four-bedroom, three-bathroom detached family home
- Situated on one of Gatley's prestigious roads within walking distance of Gatley Village
- Open-plan living kitchen with sleek gloss units, integrated appliances, and an island with hob and extractor fan
- Utility room with space for washer and dryer, leading to an integral garage with power and light.
- A landscaped garden with lawn, plants, shrubs, and a spacious decking area for outdoor entertaining
- A detached garage with additional parking behind wooden gates for security
- Elegant glass balustrade staircase, Velux windows providing natural light, and a charming snug reading area upstairs
- Catchment area for Gatley Primary School and The Kingsway School

Tenure: Freehold

Council Tax Band: G

Possession: Vacant possession upon completion

Total Floor Area: 3292 Sq Ft

Viewing: Strictly by appointment only through Shrigley Rose & Co

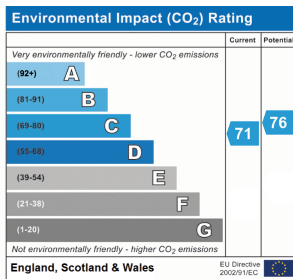
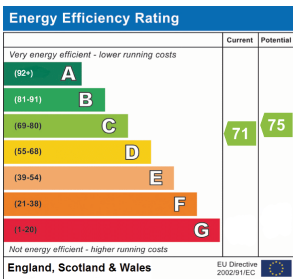
Property Summary:

GROUND FLOOR

- Hallway 19'7" x 14'0" (5.97m x 4.27m)
- Living Room 20'7" x 13'10" (6.27m x 4.22m)
- Sitting Room/Play Room 14'0" x 9'0" (4.27m x 2.74m)
- Sitting Room 14'5" x 13'0" (4.39m x 3.96m)
- Utility Room 14'5" x 10'1" (4.39m x 3.07m)
- Garage 14'0" x 10'1" (4.27m x 3.07m)
- Shower Room 9'1" x 5'10" (2.77m x 1.78m)
- Office 13'0" x 8'10" (3.96m x 2.69m)
- Kitchen/Diner 34'5" x 25'5" (10.49m x 7.75m)

FIRST FLOOR

- Landing 28'11" x 9'0" (8.81m x 2.74m)
- Bedroom One 19'1" x 16'10" (5.82m x 5.13m)
- Ensuite 9'3" x 8'10" (2.82m x 2.69m)
- Bedroom Two 14'5" x 13'5" (4.39m x 4.09m)
- Bedroom Three 16'10" x 9'5" (5.13m x 2.87m)
- Bedroom Four 13'10" x 8'10" (4.22m x 2.69m)
- Bathroom 11'2" x 8'10" (3.4m x 2.69m)



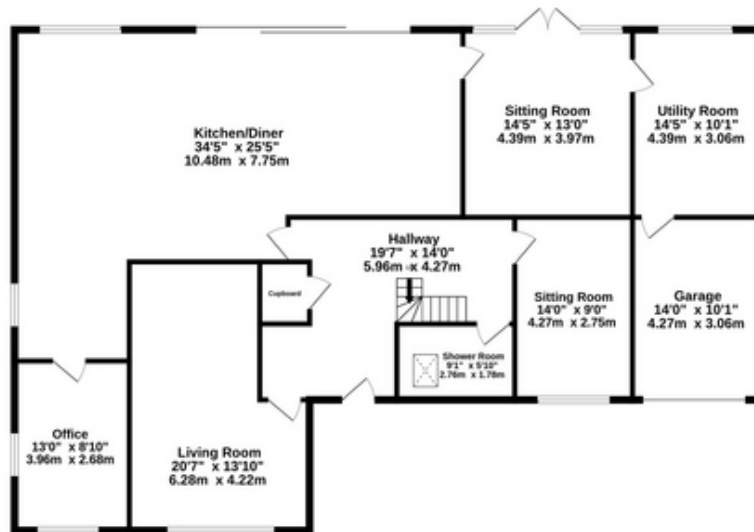


DID YOU KNOW...? YOU CAN PART EXCHANGE YOUR CURRENT HOME FOR THIS PROPERTY... HASSLE FREE.

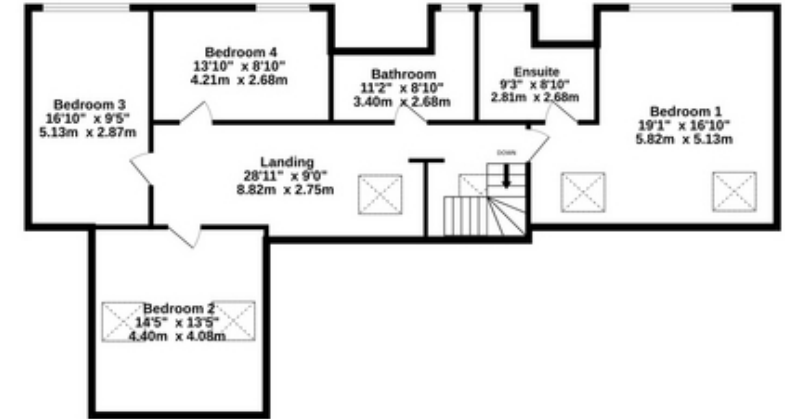
Outside
295 sq.ft. (27.4 sq.m.) approx.



Ground Floor
1859 sq.ft. (172.7 sq.m.) approx.



1st Floor
1138 sq.ft. (105.8 sq.m.) approx.



TOTAL FLOOR AREA : 3292 sq.ft. (305.8 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 appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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MONEY LAUNDERING REGULATIONS 2017 Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. THE PROPERTY MISDESCRIPTIONS ACT 1991 We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars, whilst believed to be accurate are set out as a general guideline and do not constitute any part of an offer or contract. Intending Purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.