

ANY
PART EXCHANGE
WELCOME



South Park Road
Gatley, SK8 4AL

SHRIGLEY ROSE & CO
Bespoke Estate Agents



South Park Road, Gatley, SK8 4AL

This well-maintained, four-bedroom detached family home is situated on a highly desirable road in Gatley. Approaching the property, you'll find a block-paved double driveway leading to the entrance porch, which opens into a welcoming hallway.

To the left of the hallway is a spacious, dual-aspect living room that extends from the front to the back of the house and is flooded with natural light. This room features a bay window, a modern media wall with a built-in electric fireplace, and French doors providing access to the garden. This is the perfect entertaining space for gatherings with family and friends.

There is also an additional bright and airy sitting room with dual-aspect windows, accessible from both the hall and the kitchen. This is the perfect chill out space or could be used as a playroom.

The stunning breakfast kitchen is well-appointed with matching wall and base units, integrated appliances, space for a washing machine, Quartz work surfaces, Porcelain tiles, and rear access to the garden.

Ascending to the first floor, you'll find four bedrooms, a family bathroom, and a separate WC. The master bedroom includes fitted wardrobes and a bay window, while the second bedroom also has fitted wardrobes. Two additional double bedrooms, a luxurious family bathroom with an over-the-bath shower, a vanity sink unit, heated towel rail, storage cupboards, floor-to-ceiling tiles, and a separate WC complete the first floor.

The rear of the property boasts a landscaped garden with a lawn, patio area, and a detached garage.

South Park Road is located in a mature and desirable residential area, approximately three-quarters of a mile from both Gatley and Cheadle town centres, which offer a variety of shopping facilities. This location is ideal for commuters, with the North West motorway network and Gatley Train Station conveniently close by. The property falls within the catchment area for excellent local schools, including the Ofsted-rated Outstanding Gatley Primary School and Kingsway High School.



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The Current Owners Love:

- Double living room - great for family and friend gatherings
- Close to transport and local amenities in Cheadle and Gatley
- Spacious garden

We Have Noticed:

- Perfect location for anyone needing to commute, easy access to transport links and train station
- Spacious family home
- Desirable road, secure and quiet







Key Features:

- Four-bedroom detached family home
- Situated on a desirable road in Gatley
- Approximately three-quarters of a mile from Gatley and Cheadle town centres
- Spacious dual-aspect living room with bay window
- Luxurious family bathroom with over-the-bath shower
- Catchment area for excellent local schools, including Gatley Primary School (Ofsted Outstanding) and Kingsway High School
- Landscaped rear garden with lawn, patio area, and detached garage
- Close proximity to the North West motorway network and Gatley Train Station

Tenure: Freehold

Council Tax Band: E

Possession: Vacant possession upon completion

Total Floor Area: 1870

Viewing: Strictly by appointment only through Shrigley Rose & Co

Property Summary:

GROUND FLOOR


- Porch
- Hallway 12'10" x 5'10" (3.91m x 1.78m)
- Living Room 28'1" x 13'4" (8.56m x 4.06m)
- Sitting Room 14'4" x 7'6" (4.37m x 2.29m)
- Kitchen 13'8" x 10'7" (4.17m x 3.23m)

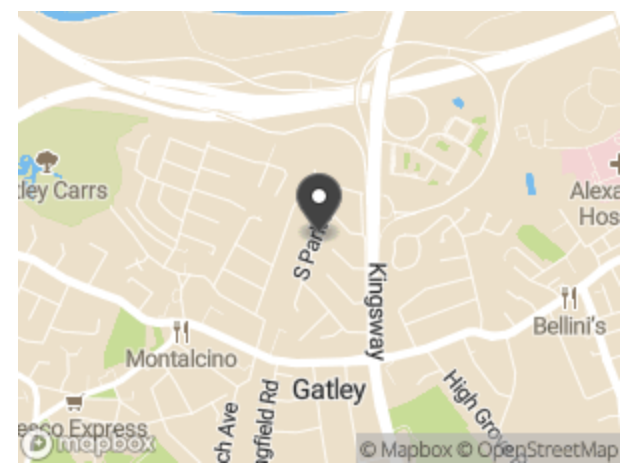
FIRST FLOOR

- Landing 10'8" x 5'10" (3.25m x 1.78m)
- Bedroom One 15'5" x 11'1" (4.7m x 3.38m)
- Bedroom Two 12'8" x 11'1" (3.86m x 3.38m)
- Bedroom Three 13'8" x 8'1" (4.17m x 2.46m)
- Bedroom Four 11'1" x 7'6" (3.38m x 2.29m)
- Bathroom 7'11" x 7'9" (2.41m x 2.36m)
- WC 4'7" x 2'7" (1.4m x 0.79m)



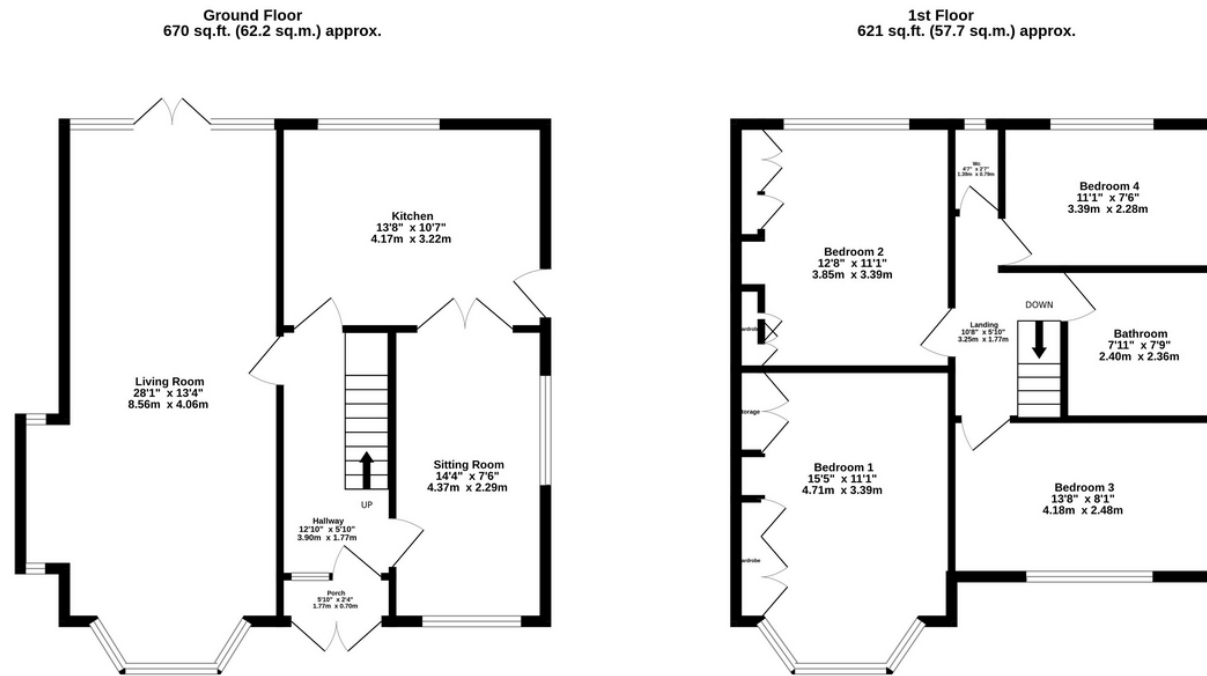
Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		84
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 





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



TOTAL FLOOR AREA : 1291 sq.ft. (119.9 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.