

ANY  
PART EXCHANGE  
WELCOME



Braystan Gardens  
Gatley, SK8 4NU

SHRIGLEY ROSE & CO  
Bespoke Estate Agents



## Braystan Gardens, Gatley, SK8 4NU

Welcome to this beautiful five-bedroom, two-bathroom detached home located in the highly sought-after area of Gatley. This stunning property offers spacious living accommodations, perfect for families looking for a blend of modern comfort and timeless charm. Situated in a popular neighbourhood, you'll enjoy the convenience of nearby amenities, excellent schools, and easy access to transportation links. Don't miss the opportunity to make this impressive home your own!

Upon entering, you are greeted by a lovely porch that leads into a spacious hallway. From here, you can access a convenient downstairs toilet, adding a practical touch to the welcoming layout of this beautiful home.

Leading into the sitting room, you'll find a cosy snug featuring a beautiful bay window that floods the space with natural light, creating a warm and inviting atmosphere.

The main living room offers a fantastic space, highlighted by an inglenook with a charming fireplace that adds warmth and character. This bright and airy room is perfect for family gatherings. Through the French doors, you'll find a versatile office space featuring Velux windows that fill the room with natural light. The office also boasts bifolding doors that open out to the rear garden, blending indoor and outdoor living seamlessly.

Now to the heart of the home—the kitchen. This amazing space features stylish units and a sleek granite countertop, providing everything you need for modern living. The kitchen also includes a dining area and an additional sitting area, making it a great space for entertaining. Multiple Velux windows and bifolding doors to the rear garden flood the kitchen with natural light, creating a bright and inviting atmosphere. Off the kitchen is a handy utility room, perfect for everyday chores and adding to the home's convenience and functionality.

Now to the first floor, where a spacious landing, bathed in natural light, welcomes you. From here, you'll find four generously sized double bedrooms, each offering generous space and comfort. This level also features a modern family bathroom, ensuring convenience for all.

Leading up to the second floor, you'll discover an additional bedroom that enjoys abundant natural light and greater privacy from the rest of the house. Opposite this bedroom is a spacious shower room, making this floor an ideal retreat for privacy and personal space.

The exterior of this home continues to impress. The front features a spacious driveway with access to the integral garage and a charming front garden. At the rear, you'll find a beautiful patio area and a lawned space in the south-facing garden, which enjoys sunlight throughout the day.

This stunning home is situated in a sought-after area of Gatley, offering excellent motorway and transport links. It's also just a quick drive to Manchester City Centre, providing both convenience and accessibility.



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### The Current Owners Love:

- We love the kitchen because it's the real heart of the home. It's big enough to have plenty of space when entertaining and with the bifold doors it brings the outside in. It's where we spend most of our time.
- The garden is one of the things we love about the house because it's large, but easily maintained and private and very quiet and peaceful! We've even downloaded a bird song identifying app for when we're sitting out having evening drinks outside!
- We love the bathroom. We've made it a real feature by adding an Alexa controlled Sonos speaker in the ceiling for those times when you want to wake up by singing in the shower, or have some tranquil music playing whilst having a bath!

### We Have Noticed:

- This beautiful home boasts an amazing south-facing garden, perfect for soaking up the sun all day long.
- The home has been beautifully decorated throughout, making it easy to move straight in and start enjoying your new space immediately.
- The converted loft is an amazing additional space, featuring a generously sized bedroom and a lovely shower room.







### Key Features:

- ANY PART EXCHANGE WELCOME
- 5 bedroom, 2 bathroom family home
- Beautiful SOUTH FACING garden
- This home has a lovely finish and is ready to move straight into
- Large open plan kitchen with dining area and sitting area
- The accommodation is spread across three floors making it ideal for families
- Stunning 1930's DETACHED family home

**Tenure:** Freehold

**Council Tax Band:** F

**Possession:** Vacant possession upon completion

**Total Floor Area:** 2303

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

# Property Summary:

## Ground Floor

- Hallway** 13'0" x 9'5" (3.96m x 2.87m)
- Sitting Room** 15'0" x 11'0" (4.57m x 3.35m)
- Living Room** 19'5" x 14'0" (5.92m x 4.27m)
- Office** 12'7" x 11'0" (3.84m x 3.35m)
- Living Kitchen** 31'0" x 17'0" (9.45m x 5.18m)
- Utility Room** 7'5" x 6'5" (2.26m x 1.96m)

## First Floor

- Landing** 16'2" x 9'5" (4.93m x 2.87m)
- Bedroom Two** 13'0" x 11'0" (3.96m x 3.35m)
- Bedroom Four** 11'0" x 8'0" (3.35m x 2.44m)
- Bathroom** 9'5" x 8'0" (2.87m x 2.44m)

**Bedroom Three** 14'1" x 11'0" (4.29m x 3.35m)

**Bedroom Five** 11'0" x 7'0" (3.35m x 2.13m)

## Second Floor

**Bedroom One** 15'5" x 13'5" (4.7m x 4.09m)

**Shower Room** 10'0" x 6'0" (3.05m x 1.83m)

**Garage** 13'0" x 10'7" (3.96m x 3.23m)



### Energy Efficiency Rating

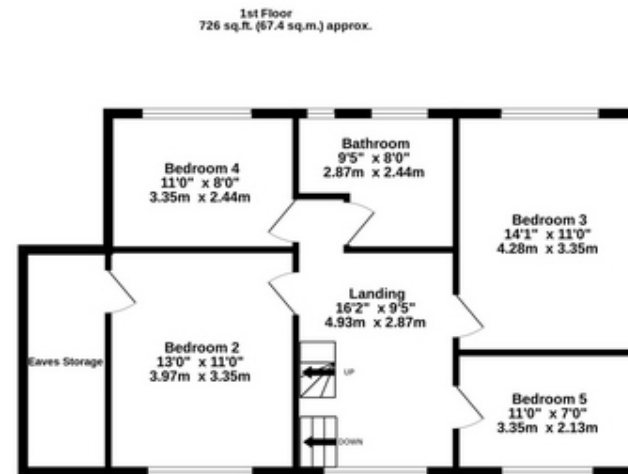
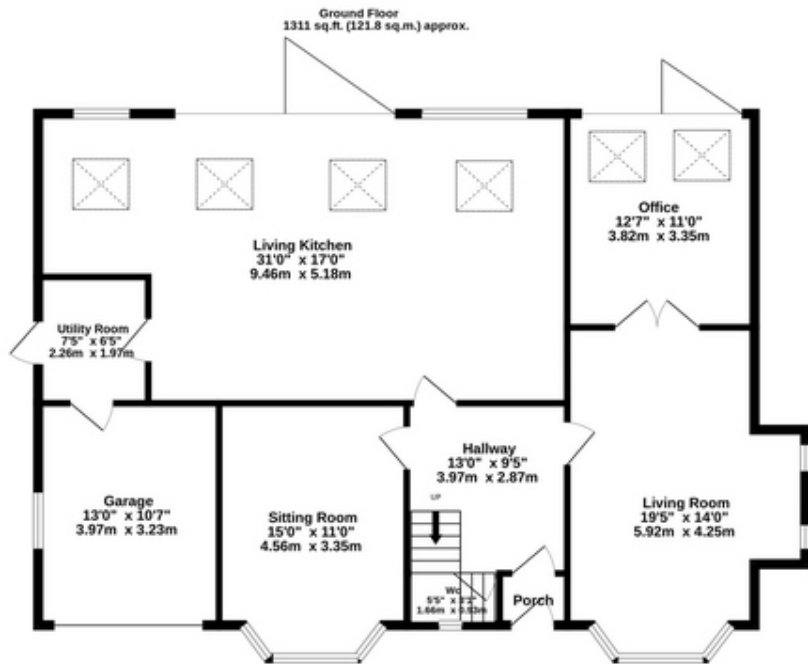
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>	70	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	







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



**TOTAL FLOOR AREA : 2324 sq.ft. (215.9 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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4 Ravenoak Road, Cheadle Hulme, SK8 7DL

Tel: 0161 425 7878

Email: [hello@shrigley-rose.co.uk](mailto:hello@shrigley-rose.co.uk)

[www.shrigley-rose.co.uk](http://www.shrigley-rose.co.uk)

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