

# *Callaghans*

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

## **18 Cranston Grove, Cheadle, SK8 4HS**



**£450,000**

**Gatley Detached  
Three Bedrooms  
Two Receptions  
Downstairs Toilet  
Enclosed Garage  
Extensive Gardens**

Callaghans Estate Agents  
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Callaghans are delighted to offer for sale this spacious detached family home with beautifully landscaped gardens, situated on Cranston Grove, one of the area's most sought-after cul-de-sacs. Conveniently located close to Gatley Village, the train station, and highly regarded schools, this is a property that combines space, comfort, and an excellent location.

The welcoming entrance hallway sets the tone for the accommodation throughout. To the front of the property is a bright and versatile reception room, currently used as a dining room, featuring a large bay window that fills the space with natural light. To the rear, the extended lounge provides a wonderful family living area, complete with dual-aspect windows, a feature fireplace, and doors opening directly onto the landscaped rear garden. The garden is a particular highlight, offering generous outdoor space for entertaining guests, relaxing with family, or watching children play in a secure environment.

The kitchen is fitted with a range of modern floor and wall units, complemented by ample worktop space, creating an ideal environment for preparing family meals and hosting friends. A convenient ground-floor WC and internal access to the integrated garage are located just off the kitchen.

Upstairs, the stylish family bathroom is finished with contemporary tiling and features a modern suite alongside a separate corner shower. The three well-proportioned bedrooms provide comfortable accommodation for the whole family, with plenty of space for relaxation, study, or home working.

Positioned within easy reach of Gatley Village's shops, schools, and excellent transport links, this attractive family home is certain to generate strong interest.

**Dining Room** 10' 8" x 11' 2" (3.25m x 3.41m)

**Lounge** 19' 8" x 11' 2" (6m x 3.4m)

**Kitchen** 9' 4" x 12' 2" (2.85m x 3.72m)

**Downstairs Toilet** 2' 10" x 5' 8" (0.86m x 1.72m)

**Family Bathroom** 7' 10" x 9' 4" (2.4m x 2.85m)

**Bedroom One** 10' 8" x 11' 3" (3.26m x 3.43m)

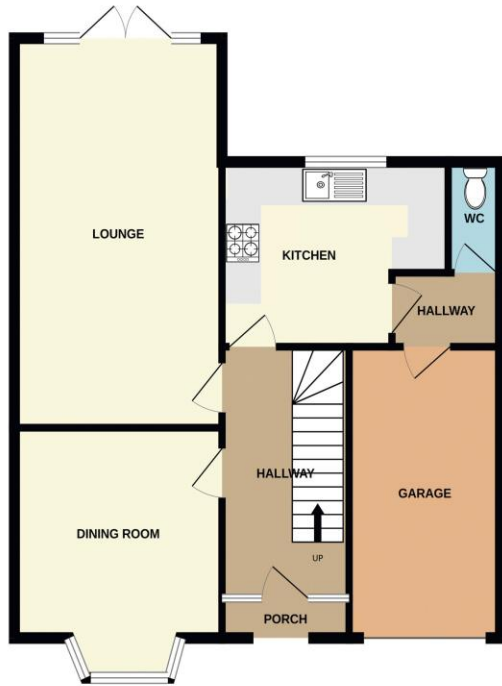
**Bedroom Two** 13' 1" x 11' 2" (4m x 3.41m)

**Bedroom Three** 7' 0" x 6' 10" (2.13m x 2.09m)

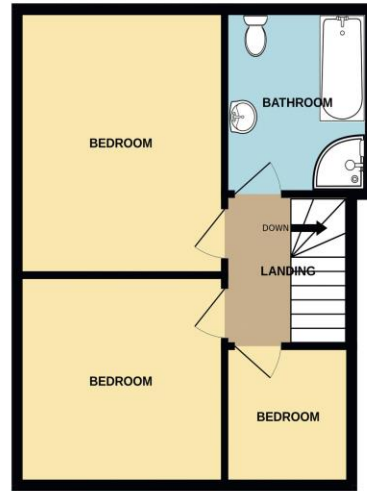
**Garage** 15' 0" x 8' 2" (4.56m x 2.5m)

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GROUND FLOOR  
713 sq.ft. (66.2 sq.m.) approx.



1ST FLOOR  
445 sq.ft. (41.3 sq.m.) approx.



TOTAL FLOOR AREA: 1158 sq.ft. (107.6 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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