

Callaghans

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

7 Clifton Drive,
Gatley, SK8 4EQ



£450,000

**Gatley Detached
Three Bedrooms
No Chain
Two Receptions
Detached Garage
Off Road Parking**

Callaghans Estate Agents
46 Church Road, Gatley, SK8 4NQ
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Callaghans are delighted to offer for sale this charming double-fronted detached property, complete with a detached garage, ideally situated close to the heart of Gatley. Offering accommodation with plenty of character, this home presents an excellent opportunity for families looking to establish themselves in a highly desirable and well-connected location.

Upon entering, you are welcomed by a characterful hallway that immediately sets the tone for the rest of the property. To the right is a well-proportioned dining room, perfect for family meals and entertaining guests. To the left, a generous lounge stretches the length of the property, featuring a charming fireplace and windows at both ends, allowing natural light to flow through and create a bright yet cosy living space. To the rear of the property is the kitchen, fitted with a range of white floor and wall units, offering ample storage and workspace. A useful pantry area adds further practicality, making it ideal for busy family life and everyday convenience.

The first floor comprises three well-proportioned bedrooms, each providing comfortable accommodation with space for relaxation, study, or additional furnishings. The wet room is currently adapted for accessible use, offering a walk-in shower and ease of access, while a separate WC adds further convenience for family living.

Externally, the property is set within mature wrap-around gardens, providing a pleasant and private outdoor environment. A long driveway runs alongside the property, offering ample off-road parking and leading to a detached garage at the rear, ideal for storage or additional utility space.

Located just a short distance from Gatley village, the property benefits from excellent access to a range of local amenities, including well-regarded schools, shops, and transport links. Gatley train station is also nearby, making commuting and travel straightforward. This is a fantastic opportunity to acquire a characterful family home in a prime location.

Early viewing is highly recommended—contact Callaghans today to arrange your appointment.

Lounge 18' 0" x 9' 10" (5.48m x 3m)

Dining Room 10' 11" x 10' 6" (3.33m x 3.2m)

Kitchen 10' 5" x 6' 6" (3.18m x 1.98m)

Bathroom 6' 5" x 5' 10" (1.95m x 1.78m)

Toilet 4' 5" x 2' 7" (1.34m x 0.8m)

Bedroom One 18' 1" x 9' 10" (5.5m x 3m)

Bedroom Two 9' 10" x 10' 10" (3m x 3.3m)

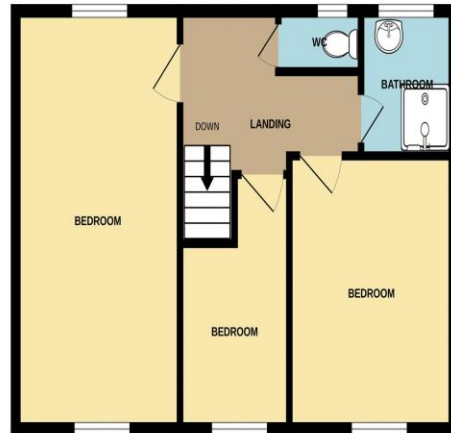
Bedroom Three 6' 7" x 10' 10" (2m x 3.3m)

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GROUND FLOOR
506 sq.ft. (47.0 sq.m.) approx.



1ST FLOOR
472 sq.ft. (43.9 sq.m.) approx.



TOTAL FLOOR AREA: 978 sq.ft. (90.8 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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