

# *Callaghans*

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

**10 Birch Road,**  
**Gatley, SK8 4NE**



**£300,000**

**Central Gatley Semi-Detached**  
**Two Double Bedrooms**  
**Galley Kitchen**  
**Stylish Bathroom**  
**Front and Rear Gardens**  
**Quiet Road**

Callaghans Estate Agents  
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**Callaghans are delighted to offer for sale this extended two-bedroom semi-detached property, ideally situated in the heart of Gatley Village. Offering spacious accommodation and a highly convenient location, this attractive home is perfect for first-time buyers, young families, downsizers, or anyone looking to enjoy all the benefits of village life with excellent amenities right on their doorstep.**

Positioned on a quiet residential road, the property enjoys a peaceful setting while remaining within easy walking distance of Gatley's shops, cafés, schools, and transport links. The home benefits from parking directly outside, providing everyday convenience for residents and visitors alike. Inside, the property offers a generously extended main reception room, creating a long and versatile lounge that provides ample space for both relaxation and entertaining. Patio doors open directly onto the rear garden, allowing natural light to flood the room while creating a seamless connection between indoor and outdoor living. The kitchen is equally impressive in size, extending along the side of the property and featuring floor and wall units on both sides to maximise storage and workspace. Integrated appliances enhance the practicality of the room, making it an excellent space for preparing family meals and entertaining guests.

On the first floor, there are two spacious double bedrooms, offering flexible accommodation for couples, small families, guests, or those requiring a dedicated home office. The stylish bathroom has been thoughtfully designed and features built-in vanity units incorporating the sink and WC, along with a large corner shower that creates a contemporary and luxurious feel.

Externally, the property benefits from a neat front garden that adds to its kerb appeal, while the rear garden has been designed for low-maintenance living with attractive paving, providing an ideal space for outdoor dining, relaxing, or entertaining.

One of the property's greatest strengths is its location. Central Gatley is a highly desirable place to call home, offering a vibrant community atmosphere, highly regarded schools, independent shops, cafés, and excellent transport links, including Gatley train station, all within easy reach.

Presented as a ready-to-enjoy home in a sought-after village setting, this property offers an excellent opportunity to establish yourself in one of South Manchester's most popular communities.

**Contact Callaghans today to arrange your viewing and avoid missing out on this fantastic home.**

**Lounge** 31' 0" x 12' 1" (9.44m x 3.69m)

**Kitchen** 5' 9" x 16' 9" (1.75m x 5.1m)

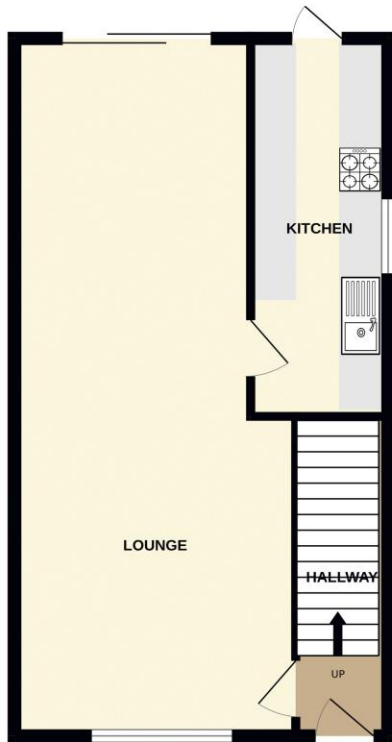
**Family Bathroom** 7' 10" x 5' 7" (2.38m x 1.7m)

**Bedroom One** 12' 4" x 10' 11" (3.76m x 3.34m)

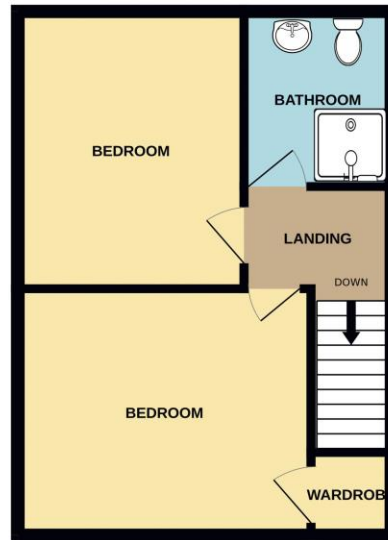
**Bedroom Two** 12' 2" x 9' 5" (3.70m x 2.87m)

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GROUND FLOOR  
498 sq.ft. (46.3 sq.m.) approx.



1ST FLOOR  
374 sq.ft. (34.7 sq.m.) approx.



TOTAL FLOOR AREA: 872 sq.ft. (81.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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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**Disclaimer:**

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