

Callaghans

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

2 Windsor Avenue,
Gatley, SK8 4DU



£525,000

**Extended Detached
Open Plan Living Space
Spacious Corner Plot
Separate Parlour
Downstairs Shower and Toilet rooms
Off Road Parking**

Callaghans Estate Agents
46 Church Road, Gatley, SK8 4NQ
Telephone: 0161 491 4000, Fax: 0161 491 55 44
Website: www.callaghansltd.com Email: admin@callaghansltd.com

Callaghans are delighted to offer for sale this outstanding extended semi-detached family home, ideally located just a short stroll from the centre of Gatley Village. Combining generous living space with stylish modern upgrades, this exceptional property offers the perfect balance of contemporary family living and traditional character. Situated within easy reach of highly regarded schools, local shops, cafés, and Gatley train station, it occupies a highly desirable position for families seeking both convenience and community.

The true heart of the home is the stunning open-plan rear living space, which has been thoughtfully designed to create a bright, sociable environment for modern family life. Incorporating a spacious lounge, dining area, and kitchen, this impressive room is flooded with natural light from two orangery-style roof lanterns and a wall of bi-fold doors that open fully onto the garden. The seamless connection between indoor and outdoor spaces creates an ideal setting for entertaining guests or enjoying family time throughout the year.

The kitchen has been designed in a contemporary commercial style, featuring a range cooker, shelving and generous preparation areas, offering space to create everything from family meals to dinner-party favourites. The dining area enjoys pleasant views over the garden, while additional patio doors open onto the substantial side garden, further enhancing the property's exceptional entertaining potential. To the front of the property, a charming parlour provides a cosy retreat away from the main living area. A large bay window fills the room with natural light, while a log-burning stove creates a warm and inviting atmosphere during the colder months. Completing the ground floor is a practical utility room, a modern shower room, and a separate WC. There is also a useful small garage/storage area to the front of the property, accessed via a roller door.

The first floor offers impressive family accommodation with four genuine double bedrooms. The principal bedroom is at the front of the property and benefits from a beautiful bay window and fitted wardrobes. The second bedroom enjoys the luxury of its own en-suite bathroom with a walk-in shower. The remaining two double bedrooms are generously sized, ensuring every family member has their own comfortable space to relax, study, or work from home. The family bathroom is finished to a high standard with modern tiling and a contemporary suite.

Externally, the property occupies a substantial corner plot and benefits from ample off-road parking to the front, together with access to the garage. The enclosed side garden provides a large and secure outdoor space, ideal for children to play or for hosting summer gatherings, while an additional rear garden offers further opportunities for relaxation and enjoyment.

Presented in excellent condition throughout, this remarkable home is ready for immediate occupation, allowing its new owners to move straight in and enjoy everything it has to offer. With its exceptional living space, four double bedrooms, extensive gardens, and prime Gatley location, this is a rare opportunity to acquire a truly special family home.

Callaghans Estate Agents
46 Church Road, Gatley, SK8 4NQ
Telephone: 0161 491 4000, Fax: 0161 491 55 44
Website: www.callaghansltd.com Email: admin@callaghansltd.com

Front Parlour 11' 11" x 11' 4" (3.63m x 3.45m)

Open Plan Lounge 30' 0" x 18' 7" (9.14m x 5.66m)

Utility/Shower Room 5' 9" x 9' 10" (1.75m x 3m)

Downstairs Toilet 5' 8" x 2' 6" (1.72m x 0.75m)

Garage 10' 7" x 8' 2" (3.22m x 2.48m)

Master bedroom 11' 0" x 12' 0" (3.35m x 3.66m)

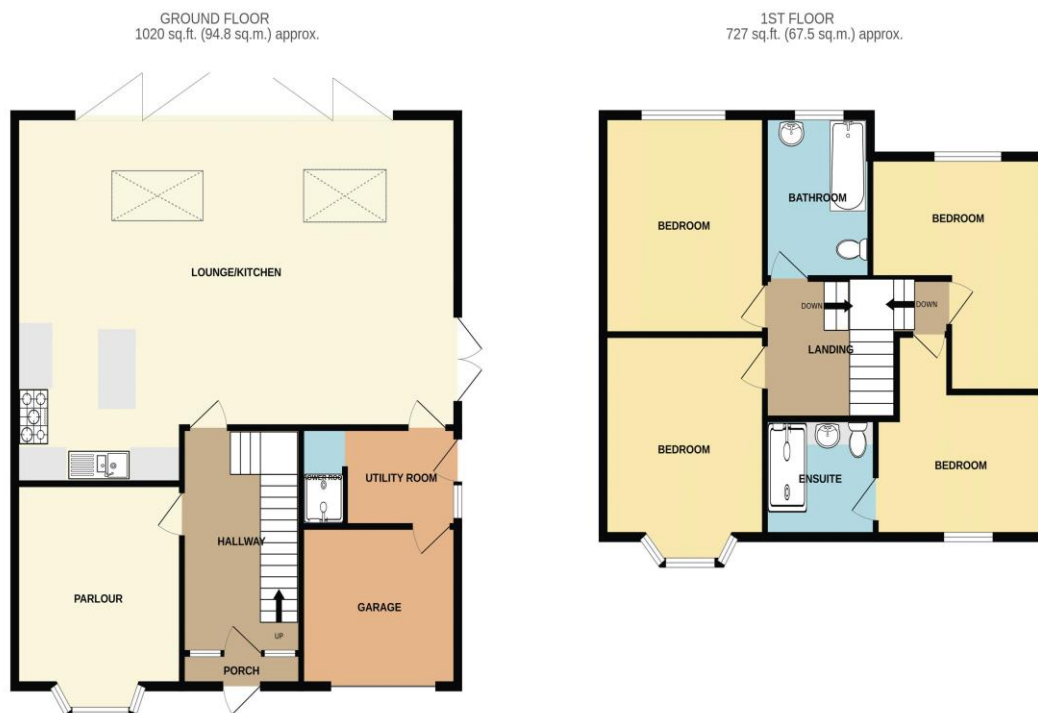
Bedroom 2 10' 4" x 7' 7" (3.16m x 2.31m)

En-suite 7' 6" x 6' 11" (2.28m x 2.12m)

Bedroom 3 10' 11" x 12' 11" (3.33m x 3.94m)

Bedroom Four 7' 3" x 11' 6" (2.2m x 3.5m)

Family Bathroom 9' 7" x 7' 2" (2.91m x 2.19m)



TOTAL FLOOR AREA: 1747 sq.ft. (162.3 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.

Disclaimer:

These particulars, whilst believed to be accurate are set out as a general guideline only or guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation or fact, but must satisfy themselves by inspection or otherwise as to their accuracy. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, including gas central heating and so cannot verify they are in working order or fit for their purpose. Further more solicitors should confirm movable items described in the sales particulars are, in fact included in the sale since circumstances do change during marketing or negotiations. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore if intending purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT**