

# *Callaghans*

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

**68 Pendlebury Road,**  
**Gatley , SK8 4BU**



**£430,000**

**Detached**  
**No Chain**  
**Three Bedrooms**  
**Front and Rear Gardens**  
**Downstairs Toilet**  
**Garage and Off Road Parking**

Callaghans Estate Agents  
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Callaghans are pleased to offer for sale, with no onward chain, this extended detached property ideally located close to the centre of Gatley Village. Perfect for those seeking a long-term family home, this property offers generous living space both inside and out.

The front porch opens into a welcoming hallway, providing access to all ground floor rooms. The front lounge features a large bay window and a feature fireplace, creating a bright yet cosy living space. To the rear, the dining area benefits from patio doors that open out onto the spacious garden, seamlessly connecting indoor and outdoor living. The garden itself offers a raised patio and lawn, making it an ideal setting for family gatherings and summer barbecues. Also to the rear is the family kitchen, fitted with a range of wall and base units and offering space for informal dining. From here, there is access to a convenient downstairs WC and the integral garage.

On the first floor, the family bathroom is fitted with a modern suite and an over-bath shower. The property offers three well-proportioned bedrooms, providing comfortable accommodation for family living.

Externally, the home benefits from generous gardens, a driveway and a garage, ensuring ample parking and storage options. The location is equally appealing, with well-regarded schools, local shops and excellent transport links all within easy reach.

Contact Callaghans today to find out how you could make this fantastic property your new home while it is still available.

**Lounge** 11' 8" x 10' 7" (3.55m x 3.23m)

**Dining Room** 10' 6" x 10' 7" (3.19m x 3.23m)

**Kitchen/Breakfast Room** 16' 9" x 7' 3" (5.1m x 2.2m)

**Downstairs Toilet** 8' 2" x 2' 11" (2.5m x 0.9m)

**Garage** 17' 9" x 7' 1" (5.4m x 2.15m)

**Family Bathroom** 7' 10" x 6' 7" (2.4m x 2m)

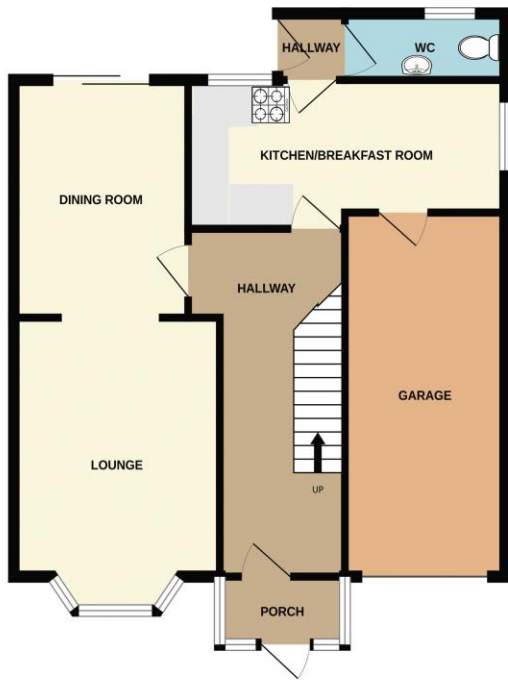
**Bedroom One** 11' 2" x 10' 7" (3.4m x 3.23m)

**Bedroom Two** 10' 5" x 10' 7" (3.17m x 3.23m)

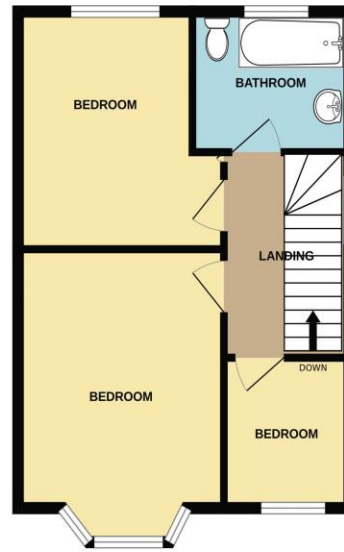
**Bedroom Three** 7' 2" x 7' 5" (2.19m x 2.26m)

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GROUND FLOOR  
678 sq.ft. (63.0 sq.m.) approx.



1ST FLOOR  
420 sq.ft. (39.0 sq.m.) approx.



TOTAL FLOOR AREA: 1097 sq.ft. (101.9 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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