# *Callaghans*

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

## 8 Hyldavale Avenue, Gatley, SK8 4DE



## £470,000

**Wow Factor**
**Extended Semi Detached**
**Three Bedrooms Two Receptions**
**Fantastic Kitchen and Bathroom**
**Family Garden to Rear**
**Off Road Parking**
**Utility Room**
**Plantation Shutters Throughout**
**Viewing Strongly Recommended**

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**Extended Three Bed Semi With Lots of Wow Factor, Close to Village. Callaghans Estate Agents are delighted to offer for sale this outstanding semi detached home in Gatley. Gatley is a thriving urban village that is well served by amenities such as shops schools and public transport, it also has a lively social scene with lots of independent bars and restaurants and bars and for those looking to go outdoors there are lots of country walks. It is also well located with great access to the airport, Wilmslow and Alderley Edge and the M60 motorway network. The property itself has been considerably improved by the current owners and represents a stylish family home in a great location. Viewing is strongly recommended.**

**Entrance Porch** Part glazed rock style front door to entrance porch, part glazed rock style door to entrance hall.

**Entrance Hall** Spacious entrance hall, radiator to side, stairs to first floor, doors to dining room lounge and kitchen.

**Dining Room** 12' 10'' x 11' 9'' (3.91m x 3.58m) Currently being utilised as a fourth bedroom there is a upvc double glazed bay window to the front and a radiator to the front.

**Lounge/ Diner** 27' 2'' x 8' 9'' (8.27m x 2.66m) Fantastic lounge dining room with the lounge area to the front with a column style radiator and vertical style living flame designer electric fire. There are also fitted cupboards and shelving with ambient lighting. To the rear of the lounge area it is open plan leading, to an orangery style dining area which has a large picture window to the rear and bifold doors to the side.

**Kitchen** 15' 3'' x 13' 0'' (4.64m x 3.96m) Fantastic designer kitchen with full range of base and wall cupboards. Polished granite work surfaces with inset stainless steel sink. Built in eye level oven and microwave combination, inset ceramic hob with chimney style extractor above. Integrated dishwasher. 2 x upvc double glazed windows to rear, upvc double glazed door to rear to garden, column style radiator to side. Upvc door to front to utility room.

**Utility Room** 9' 8'' x 6' 7'' (2.94m x 2.01m) Good sized utility room with space under work top for washing machine and dryer and wall mounted cupboard units. Door to front to storage unit.

**Sorage Unit** 6' 7'' x 5' 0'' (2.01m x 1.52m) Storage unit with double steel doors to the front leading out onto driveway.

**First Floor Landing** Doors to bedrooms and bathroom.

**Bedroom One** 13' 0'' x 11' 8'' (3.96m x 3.55m) UPvc double glazed window to rear, radiator to rear, fitted wardrobes.

**Bedroom Two** 14' 10'' x 11' 8'' (4.52m x 3.55m) Upvc double glazed bay window to front, radiator to front, fitted wardrobes with sliding mirrored doors.

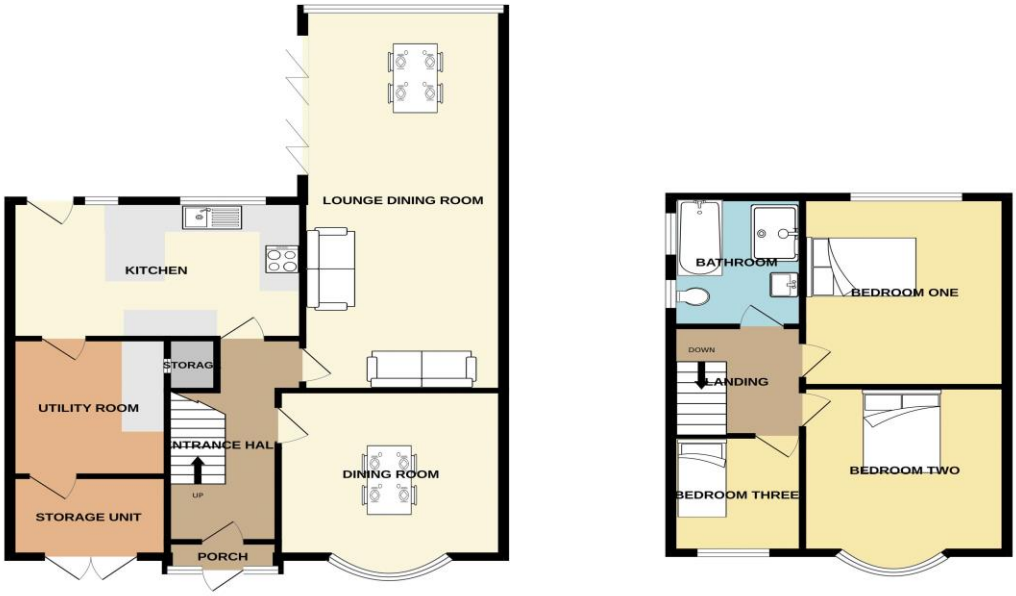
**Bedroom Three** 7' 8'' x 7' 2'' (2.34m x 2.18m)Upvc double glazed window to front, radiator to front.

**Bathroom** Spacious bathroom with coordinated four piece suite comprising large walk in shower cubicle, paneled bath, low level wc and cistern and vanity mounted wash basin. 2x upvc double glazed windows to side. Heated towel rail.

**Outside** To the front of the property the garden has been converted and laid to block paving to provide multi vehicle off road parking whilst to the rear is a south facing family sized garden which is mainly laid to lawn and has a spacious paved patio to the front as well as a large timber shed/ workshop to the rear.

GROUND FLOOR

1ST FLOOR




SK8 4DE

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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