

# *Callaghans*

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

**59 Foxland Road,**  
**Gatley, SK8 4QB**



**£335,000**

**Gatley Semi-Detached**  
**Three Bedrooms**  
**Spacious Dining Kitchen**  
**Bathroom and Separate Toilet**  
**Front and rear Gardens**  
**Off Road Parking**

Callaghans Estate Agents  
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Callaghans are delighted to offer for sale this well-proportioned three-bedroom semi-detached home in the highly sought-after area of Gatley. Offered with no onward chain, this property is ready for you to move straight in and make it your own.

The welcoming central hallway provides access to all ground floor rooms. To the right, the bright and airy lounge benefits from dual aspect windows, allowing natural light to flood the space, and features a charming fireplace. To the left, the spacious dining kitchen is fitted with stylish dark grey units and offers ample room for appliances, creating a practical and sociable area for everyday living.

Upstairs, the property offers three well-proportioned bedrooms, ideal for families or those needing extra space for a home office. The tiled family bathroom includes an over-bath shower, while a separate toilet adds extra convenience.

Externally, the property boasts gardens to both the front and rear, along with off-road parking. Ideally located close to Scholes Park and within easy reach of Gatley village, residents can enjoy a range of schools, local shops and good transport links.

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

**Lounge** 10' 2" x 17' 11" (3.11m x 5.45m)

**Kitchen/Diner** 17' 11" x 13' 5" (5.45m x 4.1m)

**Bathroom** 5' 6" x 4' 10" (1.68m x 1.48m)

**Toilet** 2' 9" x 4' 11" (0.85m x 1.49m)

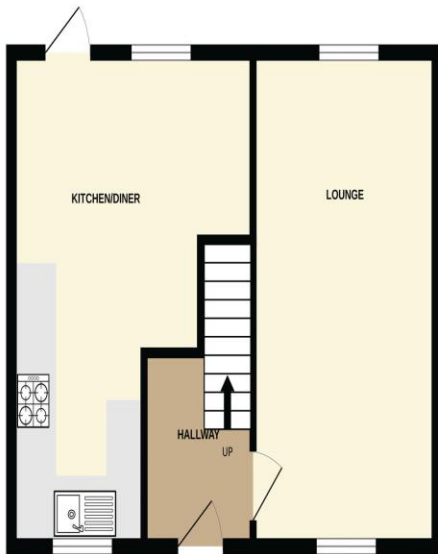
**Bedroom One** 10' 7" x 12' 0" (3.22m x 3.65m)

**Bedroom Two** 10' 3" x 9' 5" (3.12m x 2.88m)

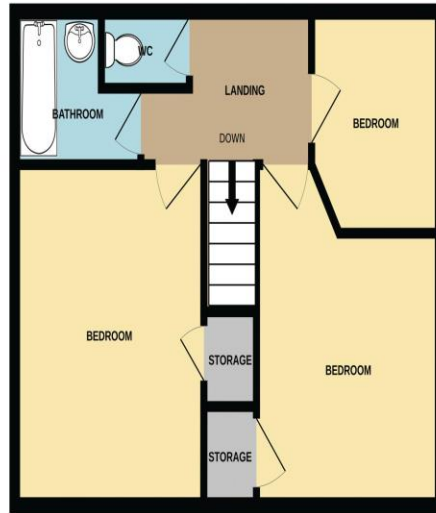
**Bedroom Three** 7' 11" x 7' 4" (2.41m x 2.24m)

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GROUND FLOOR  
424 sq.ft. (39.4 sq.m.) approx.



1ST FLOOR  
424 sq.ft. (39.4 sq.m.) approx.



TOTAL FLOOR AREA: 847 sq.ft. (78.7 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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