

Callaghans

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

10 Peckforton Close, Gatley, SK8 4JA



Offers in Excess of £435,000

**Wow Factor Semi Detached
Close to Gatley Village
Extended Family Living Space
Designer Kitchen
Three Bedrooms
Two Receptions
Off Road Parking
Low Maintenance Garden
Cul de Sac Location**

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WOW, Fantastic Extended Semi Detached, Right at the Heart of Gatley Village. Callaghans Estate Agents are delighted to offer for sale this considerably extended three bed roomed semi detached home a short stroll from the center of Gatley village. Gatley is a thriving local community which is well provide with shops, schools, restaurants and public transport. There is great access to the M60 locally and the A34 provides great access to Wilmslow and Alderley Edge.

Entrance Porch Upvc double glazed front door to entrance porch, built in storage cupboards to the side, upvc double glazed door to rear to entrance hall.

Entrance Hall Built in cupboard to side, radiator to front , stairs to first floor, doors to family living space and second reception/ fourth bedroom.

Second Reception/ Bedroom. 14' 6" x 12' 7" (4.42m x 3.83m) This room is used by the current owners as a fourth bedroom but equally could be used as a formal dining room home office or study. Upvc double glazed window to front, radiator to front, classical style feature fire surround with living flame gas fire.

Lounge/ Family Living Space 21' 0" x 14' 6" (6.40m x 4.42m) This room really has the wow factor and is the heartbeat of the home. wwith a upvc double glazed window to the front and bi - folding double glazed doors to the rear leading out onto the garden, there are also two additional velux style windows to the roofspace flooding the living space with lote of natiral light. There are radiators to front and rear and a door to the side to the downstairs wc. There is a breakfast bar to the rear, which leads to a fantastic designer kitchen.

Kitchen 16' 9" x 8' 6" (5.10m x 2.59m) Full range of quality base and wall units, complimentary quartz work surfaces with integrated sink and Intu tap which is capable of delivering instant boiling water. There is a built in eye level oven and microwave combination an inset ceramic induction hob with a designer offset cooker hood above. There is an integrated fridgeand freezer, integrated washing machine, dryer and dishwasher. There are two upvc double glazed windows to the rear overlooking the garden.

First Floor Landing doors to bedrooms and bathroom,access to loft. Loft is boarded out for storage.

Bedroom One 12' 8" x 9' 0" (3.86m x 2.74m) Upvc double glazed window to front, radiator to side.

Bedroom Two 9' 5" x 8' 11" (2.87m x 2.72m) Upvc double glazed window to rear, radiator to rear.

Bedroom Three 8' 8" x 6' 6" (2.64m x 1.98m) Good sized third bedroom with upvc double glazed window to rear and radiator to side.

Family Bathroom Tiled walls, coordinated three piece suite comprising paneled bath with shower and sceen over, low level wc and cistern and vanity mounted wash basin. Chrome heated towel rail. Upvc double glazed window to rear.

Outside To the front of the proerty there is an open plan garden which is laid to grass and has a driveway to the side providing off road parking whilt to the rear and side of the property there is a family garden which is laid to astro turf for ease of maintenance and has a paved patio to the front.

Downstairs Wc Low level wc and cistern, designer wall hung basin with integrated storage drawers.

GROUND FLOOR
742 sq.ft. (68.9 sq.m.) approx.



1ST FLOOR
376 sq.ft. (35.0 sq.m.) approx.



TOTAL FLOOR AREA: 1118 sq.ft. (103.9 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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