



30 Buttermere Road  
Gatley SK8 4RH  
Asking Price £495,000



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# 30 Buttermere Road

## Gatley SK8 4RH

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This beautifully-presented detached property forms part of a particularly sought-after residential development in Gatley.

The house has benefited from extension to the ground floor and it offers spacious accommodation which will suit the needs of family purchasers in particular. There is the potential for additional extension, if desired, subject to gaining the necessary permissions.

An entrance porch and hallway lead to a spacious living room that enjoys plentiful natural light thanks to the dual aspect. To the rear is a large dining room with doors leading out to the garden. A fitted kitchen and a downstairs WC complete the ground floor.

Upstairs, a wide landing with storage leads to three double bedrooms and a stylish modern shower room/WC.

The property stands behind a garden area with a block-paved driveway providing generous parking space, in addition to an attached garage. The rear garden is most attractive, with seating area, a central lawn and established, well-stocked borders.

Buttermere Road enjoys good access to local amenities, schools and parks. This is a most appealing home which warrants an early internal inspection.

- Gas Central Heating
- PVCU Double Glazing
- Three Double Bedrooms
- Extended Accommodation
- Two Large Reception Rooms
- Downstairs WC
- Refitted Shower Room/WC
- Attractive Gardens
- Driveway & Garage
- Sought-After Location

Entrance Porch  
3'2 x 8'4

Entrance Hallway  
6'2 x 11'7

Living Room  
18'6 red to 11'6 x 21'2 red to 9'9  
(L-shaped)

Dining Room  
15'10 x 11'0

Kitchen  
8'11 x 11'4

Downstairs WC  
3'0 x 7'2

First Floor Landing

Bedroom One  
14'2 red to 12'5 to wardrobes x 10'11 red to 9'10

Bedroom Two  
11'4 x 11'0

Bedroom Three  
9'0 x 13'10

Shower Room/WC  
9'3 red to 6'2 x 6'10 max

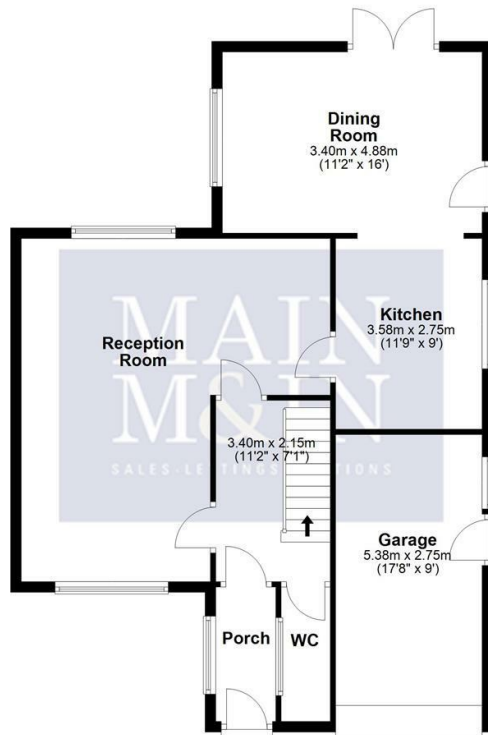
Externally  
Well-maintained gardens.  
Driveway leading to attached garage.  
Private gardens to the rear with lawn and well-stocked decorative borders.



Tenure: Freehold  
Council Tax: Stockport E



Ground Floor



First Floor



Total area: approx. 141.6 sq. metres (1524.0 sq. feet)

For Illustration Purposes Only. Not To Scale  
 Plan produced using PlanUp.

Buttermere Road, Gatley



To view this property call Main & Main on 0161 437 1338



Company Registration No. S615498

Lettings (1<sup>st</sup> Floor) 198 Finney Lane + Heald Green + Stockport + SK8 3QA + Lettings + 0161 491 6666

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Call Monitoring System - Please note that all our calls are recorded for monitoring and training purposes.

Tenure - To be confirmed with a solicitor at point of sale.

Working order. They should therefore be verified on survey by any prospective purchaser. All measurements are approximate.

NB - The services, appliances and heating systems have not been tested and therefore no warranty can be given or implied as to their

and is subject to terms and conditions.

Special Note - The price is correct at the time of going to print, we advise customers to enquire the price of specific properties prior to viewing. We reserve the right to amend/improve the specification at any time. Any special offer relating is offered at the asking price stated

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
EU Directive 2002/91/EC	EU Directive 2002/91/EC	EU Directive 2002/91/EC	EU Directive 2002/91/EC
Very energy efficient - lower running costs	Very energy efficient - lower running costs	Very environmentally friendly - lower CO <sub>2</sub> emissions	Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) A	(92 plus) A	(92 plus) A	(92 plus) A
(81-91) B	(81-91) B	(81-91) B	(81-91) B
(69-80) C	(69-80) C	(69-80) C	(69-80) C
(56-68) D	(56-68) D	(56-68) D	(56-68) D
(39-54) E	(39-54) E	(39-54) E	(39-54) E
(21-38) F	(21-38) F	(21-38) F	(21-38) F
(1-20) G	(1-20) G	(1-20) G	(1-20) G
Not energy efficient - higher running costs	Not energy efficient - higher running costs	Not environmentally friendly - higher CO <sub>2</sub> emissions	Not environmentally friendly - higher CO <sub>2</sub> emissions
Current	Current	Current	Current
72	56		

