



143 Gatley Road  
Gatley SK8 4PD  
Offers Over £585,000

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# 143 Gatley Road Gatley SK8 4PD

Offers Over £585,000

Representing a rare opportunity to acquire a spacious extended detached residence on a corner plot, this traditional home offers spacious accommodation which would now benefit from some further updating.

An entrance porch leads to a wide reception hallway with decorative panels and an attractive turning staircase. There is a cloakroom with a separate downstairs WC. The property features spacious rooms which offer a good degree of versatility.

An attractive living room with bay window fronts the house. To the rear is an extended sitting room which overlooks the rear garden. There is a spacious family room which opens on to the dining kitchen.

To the first floor is a landing which leads to the four well-proportioned bedrooms and a family bathroom.

The house stands on a corner garden plot, with two driveways which are accessed from Delamere Road. There is a detached garage to the rear, with gardens alongside the house.

This is a property which is certain to appeal - The location is highly sought-after, due to the convenient position with excellent access to transport networks, amenities and schools.

There is considerable potential for the new owners to put their own stamp upon the house to create a most impressive residence. An internal inspection will be required in order to fully appreciate this opportunity.

- Gas Central Heating
- Double Glazing
- Further Updating Required
- Extended Accommodation
- Four Bedrooms
- Three Reception Rooms
- Large Corner Plot
- Gardens to Three Sides
- Two Driveways & Detached Garage

Entrance Porch

Reception Hallway  
11'1 x 7'4 max

Cloakroom  
6'1 x 4'1

Downstairs WC  
6'1 x 4'1

Living Room  
13'5 into bay x 14'2

Sitting Room  
24'4 x 12'7

Family Room  
10'9 x 14'2

Open to:

Dining Kitchen  
14'0 x 13'8

Rear Vestibule  
4'1 x 2'9

First Floor Landing

Bedroom One  
15'3 into bay x 12'5 red to 10'1 to fitted wardrob

Bedroom Two  
14'1 into rear bay x 12'2 red to 10'4 to fitted wa

Bedroom Three  
10'11 x 8'8 plus 9'3 x 3'10

Bedroom Four  
7'9 x 9'5

Bathroom  
11'4 x 6'5 red to 5'3

Externally  
Gardens to three sides.  
Block-paved front driveway.  
Access through gates from Delamere Road to rear driveway and garage.

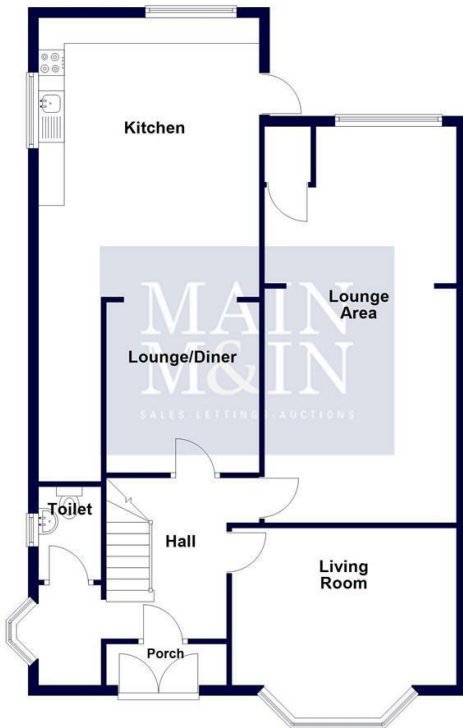
Detached Garage  
19'10 x 9'9



Tenure: Freehold  
Council Tax: SMBC E



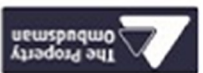
Ground Floor



First Floor



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



Company Registration No. S615498

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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	
Very energy efficient - lower running costs	(92 plus) A
Energy efficient - lower running costs	(81-91) B
Decent	(69-80) C
Needs to be improved	(55-68) D
Needs significant improvement	(39-54) E
Very poor energy efficiency - higher running costs	(21-38) F
Very poor energy efficiency - higher running costs	(1-20) G

Environmental Impact (CO <sub>2</sub> ) Rating	
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) A
Environmentally friendly	(81-91) B
Decent	(69-80) C
Needs to be improved	(55-68) D
Needs significant improvement	(39-54) E
Very poor environmental friendliness - higher CO <sub>2</sub> emissions	(21-38) F
Very poor environmental friendliness - higher CO <sub>2</sub> emissions	(1-20) G

