



*Andrew J.*  
**Dawson**  
Independent Estate Agents

## 42 Styal Road, Gatley

£379,950

🛏️ 2 🚿 1 🚗 2

- Quaint Three Storey Cottage
- Two Double Bedrooms
- Excellent Location Within Moments of the Village
- No Onward Vendor Chain
- Off Road Parking & Garage
- Large Tiered Rear Garden with Garden Room
- Originally Built Circa 1850
- Elevated Living Accommodation
- Tenure - Freehold / EPC - TBC / Council Tax Band - D

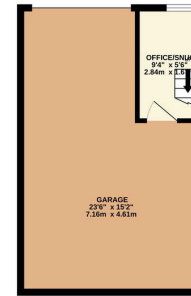


A charming mid-19th-century cottage in the heart of Gatley Village, originally built as weavers' cottages and thoughtfully updated over time. The home features a spacious lounge with a wood-burning stove, a well-equipped dining kitchen with integrated appliances and patio access, and a versatile home office/snug with garage access. Upstairs are two double bedrooms and a family bathroom. Outside, there's a beautifully landscaped tiered garden with seating areas, mature planting, a pond, and a garden room ideal for work or relaxation. Conveniently located near Gatley Station with links to Manchester Airport and the city centre, the property is offered with no onward chain.

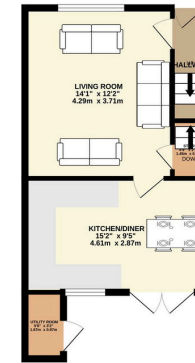




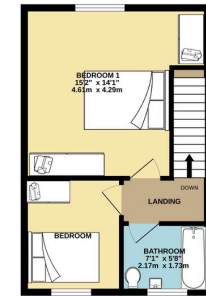
GROUND FLOOR  
355 sq ft. (32.9 sq.m.) approx.



1ST FLOOR  
373 sq ft. (34.6 sq.m.) approx.



2ND FLOOR  
355 sq ft. (32.9 sq.m.) approx.



TOTAL FLOOR AREA - 1083 sq ft. (100.6 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.  
Made with Metropac (2005)

