

# *Callaghans*

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

## **37 Homebeck House, Gatley, SK8 4NF**



**Offers In Excess Of £100,000**

**Over 60's Apartment  
One Double Bedroom  
Stylish Bathroom  
Modern White Kitchen  
Off Road Parking  
Communal Gardens, Lounge and Laundry**

**Callaghans Estate Agents  
46 Church Road, Gatley, SK8 4NQ  
Telephone: 0161 491 4000, Fax: 0161 491 55 44  
Website: [www.callaghansltd.com](http://www.callaghansltd.com) Email: [admin@callaghansltd.com](mailto:admin@callaghansltd.com)**

Callaghans are pleased to offer for sale this over 60's apartment that offers a harmonious blend of comfort and practicality, overlooking Gatley Green and St James Church. This first floor haven is not just a living space but a gateway to a peaceful lifestyle. The spacious lounge overlooks the garden and has a feature fireplace, which offers a welcoming area for relaxation. The white fitted kitchen units, stands ready to cater to your culinary exploits. The double bedroom, equipped with built-in wardrobes, ensures a restful retreat. The modern well-appointed bathroom has tiled walls and walk in shower understands the value of both space and accessibility. The inclusion of a large storage cupboard in the hallway is a welcome addition. This apartment has a new electric water heater and has a new smart radiator, keeping you toasty. The communal aspects of the development are just as impressive, with a dedicated house manager and a residents' lounge that fosters a sense of community. The convenience of communal laundry facilities, lift access, and the beautifully maintained grounds add layers of ease to your daily living. Moreover, the provision of off-road parking speaks volumes of the thoughtful planning that has gone into creating a place that not only meets but anticipates your needs. Whether it's the proximity to Gatley Village with its array of amenities or the assurance of a secure and well-managed environment, this apartment seems to tick all the boxes for a comfortable and convenient retirement lifestyle. Contact Callaghans to find out more.

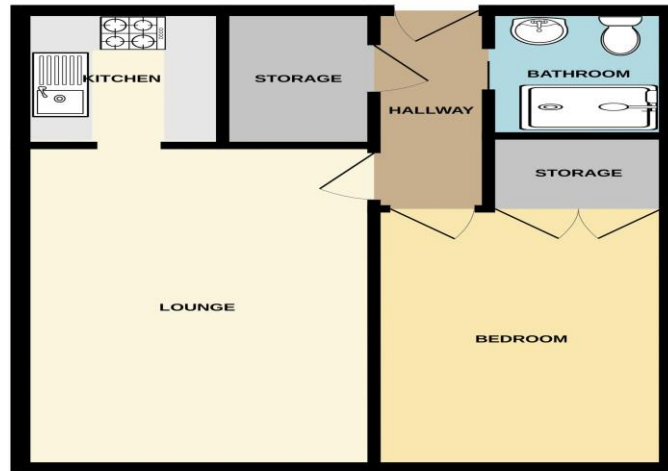
**Lounge** 10' 6" x 17' 3" (3.19m x 5.25m)

**Kitchen** 7' 3" x 5' 6" (2.2m x 1.67m)

**Bathroom** 5' 4" x 6' 8" (1.62m x 2.03m)

**Bedroom** 13' 10" x 8' 8" (4.22m x 2.65m)

GROUND FLOOR  
469 sq.ft. (43.6 sq.m.) approx.



TOTAL FLOOR AREA : 469 sq.ft. (43.6 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.  
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