

# *Callaghans*

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

**20 Dingle Grove,**  
**Gatley, SK8 4ED**



**£460,000**

**Extended Gatley Semi Detached**  
**Three Bedrooms**  
**Stylish Kitchen**  
**Walk in Shower**  
**Front and Rear Gardens**  
**Driveway and Garage**

Callaghans Estate Agents  
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**Callaghans are delighted to offer for sale this beautifully extended semi-detached property, ideally located close to Gatley Carrs and the heart of Gatley Village. Lovingly maintained over the years, this attractive home offers spacious and versatile accommodation, making it an ideal choice for a growing family looking to become part of a vibrant and well-connected community.**

Upon entering, the welcoming hallway immediately reflects the care and attention that has been invested in the property. To the front of the home is a bright and elegant dining room, enhanced by a large bay window that fills the space with natural light and creates a warm atmosphere for family meals and entertaining. To the rear, the property has been thoughtfully extended to create a spacious lounge area, designed for both relaxation and social gatherings. Double doors open directly onto the rear garden, providing a seamless flow between indoor and outdoor living and making it the perfect space for entertaining family and friends throughout the year.

The extended kitchen is stylishly fitted with modern grey shaker-style floor and wall units, complemented by integrated appliances and generous worktop space, allowing you to cook and entertain with ease. A convenient downstairs WC is also located off the hallway, adding practicality to everyday family life.

On the first floor, the property continues to impress with a stylish family bathroom featuring tiled walls and a contemporary walk-in shower. A separate WC provides additional convenience for busy households. There are two spacious double bedrooms, with the larger bedroom benefiting from fitted wardrobes, while the third bedroom is a well-sized single room, ideal for a child's bedroom, nursery, or home office.

Externally, the property enjoys a well-maintained front garden with off-road parking, extending down the side of the house to a detached rear garage. The rear garden offers a variety of spaces for relaxation, outdoor dining, and play, making it ideal for family living.

Situated just a short stroll from central Gatley Village, the property benefits from excellent local amenities, highly regarded schools, convenient transport links, and a welcoming community atmosphere.

This fantastic family home must be viewed to be fully appreciated. Contact Callaghans today to arrange your appointment.

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**Lounge** 24' 5" x 11' 4" (7.45m x 3.45m)

**Dining Room** 10' 9" x 11' 4" (3.27m x 3.45m)

**Kitchen** 19' 11" x 6' 3" (6.08m x 1.9m)

**Downstairs Toilet** 4' 3" x 2' 4" (1.29m x 0.7m)

**Family Bathroom** 6' 11" x 6' 11" (2.1m x 2.1m)

**Upstairs Toilet** 4' 1" x 2' 6" (1.24m x 0.75m)

**Bedroom One** 10' 9" x 10' 10" (3.27m x 3.31m)

**Bedroom Two** 10' 11" x 13' 8" (3.33m x 4.17m)

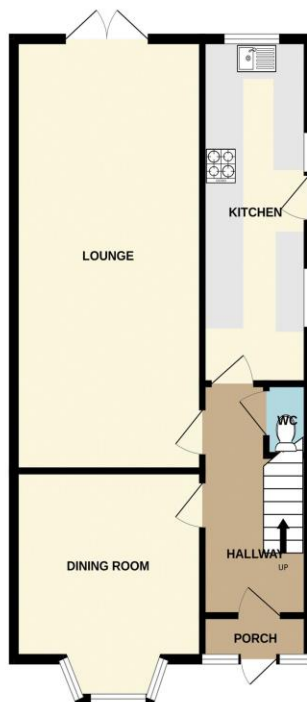
**Bedroom Three** 7' 3" x 6' 11" (2.2m x 2.1m)

**Garage** 7' 5" x 16' 1" (2.27m x 4.89m)

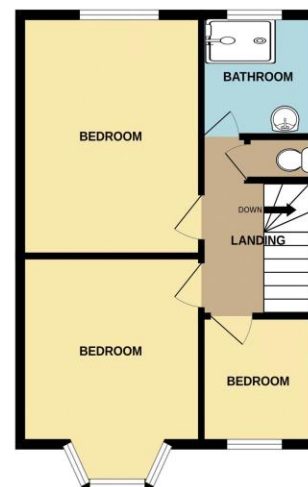
GARAGE  
120 sq.ft. (11.2 sq.m.) approx.



GROUND FLOOR  
635 sq.ft. (58.9 sq.m.) approx.



1ST FLOOR  
443 sq.ft. (41.1 sq.m.) approx.



TOTAL FLOOR AREA : 1198 sq.ft. (111.3 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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