

Callaghans

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

20B Hawthorn Road,
Gatley, SK8 4NB



£450,000

**Modern Detached
Five Double Bedrooms
Five bathrooms
Planning Permission
Gardens and Parking
Over Three Floors**

Callaghans Estate Agents
46 Church Road, Gatley, SK8 4NQ
Telephone: 0161 491 4000, Fax: 0161 491 55 44
Website: www.callaghansltd.com Email: admin@callaghansltd.com

Callaghans are delighted to present this substantial and exceptionally adaptable modern detached family home, situated in the highly sought-after location of Gatley Village. Finished to a high standard and offering versatile living space, this property is an ideal choice for professionals and growing families.

The welcoming hallway leads to the heart of the home at the rear, where the well-equipped kitchen features a range of floor and wall units with integrated appliances. This flows seamlessly into the dining room and onwards to a bright and cosy lounge, which is flooded with natural light from windows on multiple aspects and offers delightful views of the rear garden. A significant feature of the ground floor is the spacious double bedroom located at the front, complete with a bay window and a convenient en-suite bathroom, offering excellent potential for a guest suite or multi-generational living.

The first floor accommodates three further bedrooms, including two generous doubles, each boasting their own en-suite facilities, with the front bedroom also benefiting from fitted wardrobes. A well appointed family bathroom with a walk-in shower serves the accommodation. The property's impressive versatility is further enhanced by a converted attic, which creates a fifth bedroom with an en-suite, providing ample space for a large family.

Externally, the property enjoys both front and rear gardens and provides plentiful off-road parking. As an outstanding added benefit, planning permission has been granted for a two storey side extension, offering the exciting potential to further increase the property's size and value.

With its prime central Gatley location, close to excellent schools and transport links, this is a truly compelling opportunity. Viewing is essential to appreciate the scale and potential on offer. Contact Callaghans today to arrange your appointment.

Hallway 15' 7" x 6' 6" (4.76m x 1.97m)

Ground Floor Bedroom 14' 10" x 13' 5" (4.53m x 4.1m)

Ensuite 9' 10" x 3' 11" (3m x 1.2m)

Kitchen 9' 3" x 11' 7" (2.83m x 3.53m)

Dining area 11' 7" x 10' 8" (3.52m x 3.24m)

Lounge 12' 6" x 9' 6" (3.8m x 2.89m)

Family Bathroom 7' 5" x 7' 10" (2.25m x 2.4m)

First Floor Bedroom One 11' 5" x 12' 3" (3.49m x 3.73m)

Ensuite 3' 3" x 8' 10" (1m x 2.7m)

First Floor Bedroom Two 11' 7" x 12' 2" (3.53m x 3.7m)

Ensuite 7' 2" x 2' 11" (2.18m x 0.9m)

First Floor Bedroom Three 7' 9" x 7' 11" (2.36m x 2.41m)

Attic Bedroom 19' 8" x 13' 1" (6m x 4m)

Ensuite 3' 9" x 7' 10" (1.15m x 2.4m)



TOTAL FLOOR AREA: 1518 sq.ft. (141.0 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 should have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metrix 0202

Disclaimer:

These particulars, whilst believed to be accurate are set out as a general guideline only or guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation or fact, but must satisfy themselves by inspection or otherwise as to their accuracy. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, including gas central heating and so cannot verify they are in working order or fit for their purpose. Further more solicitors should confirm movable items described in the sales particulars are, in fact included in the sale since circumstances do change during marketing or negotiations. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore if intending purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit they should take such measurements themselves. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT**