

# *Callaghans*

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

**50 Silverdale Road,**  
**Gatley, SK8 4QS**



**£485,000**

**Spacious Detached Bungalow**  
**Two Bedrooms**  
**Two Bathrooms**  
**Wrap Round Garden**  
**Detached Garage**  
**No Chain**

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**Callaghans Estate Agents are delighted to offer for sale this spacious and versatile two-bedroom detached bungalow, ideally situated close to the heart of Gatley, with its excellent range of shops, amenities, schools, and train station providing convenient access into Manchester and beyond.**

Originally built as a three-bedroom home, the property offers generous living space throughout and presents excellent potential for future extension or reconfiguration, subject to the necessary permissions. The size of the plot, layout of the property, and substantial outdoor space make it ideally suited for extending in a similar style to many of the neighbouring properties along this sought-after road.

The welcoming entrance hallway thoughtfully separates the accommodation. To one side are the two well-proportioned bedrooms, including the generous principal bedroom which benefits from its own en-suite shower room. The modern family bathroom is stylishly finished with tiled walls and a contemporary suite featuring an over-bath shower.

The expansive lounge is a particular highlight of the home, featuring a charming fireplace and large windows that flood the room with natural light. Patio doors open directly onto the rear garden, creating a seamless flow between indoor and outdoor living spaces — perfect for both relaxing and entertaining.

The kitchen is fitted with an attractive range of modern shaker-style wall and base units, complemented by integrated appliances and ample worktop space, making it practical for everyday family living as well as hosting guests.

Externally, the property enjoys a beautifully maintained wraparound garden with a variety of seating and entertaining areas, offering excellent privacy and outdoor enjoyment. To the side, a block-paved driveway provides off-road parking for up to three vehicles and leads to a detached garage.

This superb bungalow offers spacious and flexible accommodation in a highly desirable and convenient location, with fantastic scope to further enhance and extend the property over time. Early viewing is highly recommended to fully appreciate everything this home has to offer. Contact Callaghans Estate Agents today to arrange your viewing.

**Lounge** 15' 6" x 27' 11" (4.73m x 8.5m)

**Kitchen** 11' 9" x 10' 5" (3.58m x 3.17m)

**Bathroom** 7' 9" x 5' 8" (2.36m x 1.73m)

**Master bedroom** 10' 11" x 18' 6" (3.33m x 5.65m)

**En-suite** 5' 3" x 5' 3" (1.6m x 1.6m)

**Bedroom Two** 8' 8" x 9' 3" (2.64m x 2.83m)

GROUND FLOOR  
859 sq.ft. (79.8 sq.m.) approx.



TOTAL FLOOR AREA: 859 sq.ft. (79.8 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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