

# *Callaghans*

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

## **25 The Hollies,** **Cheadle, SK8 4NS**



**£1,000pcm**

**Ground Floor Apartment**  
**Close to Gatley Train Station & Gatley Village**  
**Two Bedrooms**  
**New Fitted Kitchen**  
**Stylish Bathroom**

**Electric Under Floor Heating & UPVC Double Glazed Windows**  
**Off-Road Residents Parking**

**Callaghans Estate Agents**  
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Callaghans are pleased to offer for rental this spacious and well-presented two bedroom ground floor apartment, ideally located within easy reach of Gatley train station and the amenities of Gatley Village. This convenient setting makes the property perfect for commuters and those looking to enjoy local shops, cafés, and transport links.

The apartment opens into a welcoming entrance hallway which benefits from a useful storage cupboard, providing practical space for coats and household items. From here, you are led into the generous living and dining room, a bright and comfortable space ideal for both relaxing and entertaining.

The new grey kitchen is well laid out and functional, offering ample worktop and storage space to meet everyday needs. The property also features a clean and modern bathroom/WC, fitted with a corner shower fixture.

There are two good-sized bedrooms, both benefiting from built-in wardrobes which provide excellent storage while maximising floor space. Additional storage is available via a cupboard located on the communal landing.

Externally, the property enjoys off-road parking and access to well-maintained communal grounds, adding to the overall appeal. Further benefits include UPVC double-glazed windows throughout and electric underfloor heating, ensuring comfort and efficiency all year round.

**Lounge** 13' 9" x 13' 11" (4.2m x 4.25m)

**Kitchen** 6' 11" x 10' 10" (2.11m x 3.31m)

**Family Bathroom** 5' 4" x 7' 8" (1.62m x 2.33m)

**Bedroom One** 8' 3" x 13' 9" (2.52m x 4.19m)

**Bedroom Two** 6' 11" x 9' 5" (2.11m x 2.86m)

GROUND FLOOR  
568 sq.ft. (52.7 sq.m.) approx.



TOTAL FLOOR AREA: 568 sq.ft. (52.7 sq.m.) approx.

measurements  
or any error,  
such by any  
no guarantee

**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**