

Callaghans

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

22 Brookside Road,
Cheadle, SK8 4BG



£425,000

**Detached Bungalow
Elevated Outlook
One Bedroom Plus Loft Room
Landscaped Terraced Gardens
En Suite to Master Bedroom
Off Road Parking and Garage
Gas Central Heating
Upvc Double Glazing
Viewing Strongly Recommended**

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Detached Bungalow, Great Retirement Property, Viewing Recommended Callaghans are delighted to present this exceptional detached bungalow, perfectly positioned at the end of a quiet lane and enjoying views over Gatley Carrs. Gatley is a thriving Urban Village to the south of Manchester which is well provided for amenities such as shops schools and public transport. There is also great access to the airport and M60 motorway as well as a great social scene with a selection of local independent restaurants, cafe's and bars. Considerably improved by the current owner the property offers a spacious level of accomodtion throughout and has a fantastic landscaped terraced garden to the front overlooked by a raised Yorkstone patio.

Entrance Porch Upvc double glazed front door to entrance porch, upvc double glazed construction, upvc double glazed door to rear to entrance hall.

Entrance Hallway Radiator to side, stairs to attic room, doors to lounge, kitchen and bedroom.

Lounge/Diner 27' 11" x 13' 6" (8.50m x 4.11m) Spacious lounge, Upvc double glazed window to rear, radiators to front and side, patio doors to front to conservatory.

Conservatory 12' 7" x 9' 11" (3.83m x 3.02m) Upvc double glazed and brick construction, upvc double glazed French doors to rear to garden.

Kitchen/Breakfast Room 11' 9" x 11' 1" (3.58m x 3.38m) Full range of base and wall cupboards, coordinated work tops, inset sink and taps. Built under oven, inset gas hob and chimney style extractor hood. Integrated dishwasher, integrated fridge. Upvc double glazed window to front, door to side to utility room, rock style door to front to outside and driveway.

Utility room 7' 8" x 5' 0" (2.34m x 1.52m) Range of storage cupboards, matching worktops, plumbing for washing machine, door to rear to bathroom.

Bathroom 7' 6" x 6' 3" (2.28m x 1.90m) Part tiled, coordinated three piece suite comprising, jacuzzi style bath, low level wc and cistern and pedestal mounted wash basin. Upvc double glazed window to rear.

Bedroom 13' 11" x 11' 4" (4.24m x 3.45m) Upvc double glazed window to front, radiator to front, fully fitted wardrobes, door to front to en suite.

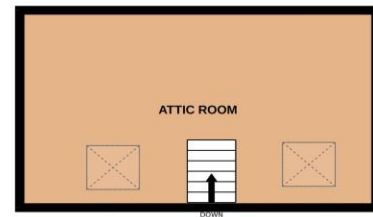
En Suite Part tiled, coordinated three piece suite, comprising good sized shower cubicle, low level wc and cistern and pedestal mounted wash basin, radiator to front, extractor fan.

Outside To the front of the property is a large terraced garden which has a spacious elevated Yorkstone patio to the front with steps leading down to the lower level which is laid to astroturf for ease of maintenance. To the rear of the property there is a poly bonded driveway providing off road parking and leading to a detached sectional concrete garage with an up and over door.

GROUND FLOOR
1160 sq.ft. (107.8 sq.m.) approx.



1ST FLOOR
295 sq.ft. (27.4 sq.m.) approx.



TOTAL FLOOR AREA : 1456 sq.ft. (135.2 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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