

Callaghans

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

21 Leyland Avenue,
Gatley, SK8 4AF



Offers In Excess of £450,000

**Extended Semi Detached
Three Double Beds
Conservatory
Off Road Parking
Family Sized Garden
Close to Station and Village
Electric Charging Point
Well Presented
Viewing Recommended**

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Substantial Extended Semi Detached, Three Double Beds, Viewing Recommended Callaghans Estate
Agents are delighted to offer for sale this good sized family home close to Gatley Station and the village centre. Gatley is a thriving suburban village approx three miles to the south of Manchester Airport. The property itself represents a good sized family home and offers a generous level of accommodation throughout. With good parking to the front and a family sized garden to the rear viewing on this one is strongly recommended.

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

Entrance Hall Radiator to side, stairs to first floor, doors to lounge/ dining room and kitchen.

Downstairs WC Low level wc and cistern and pedestal mounted wash basin.

Lounge/ Dining Room 26' 9" x 12' 7" (8.15m x 3.83m) Upvc double glazed bay window to front, victorian style cast feature fire surround to lounge area (Display only), Edwardian style feature fire surround with living flame gas fire to dining area. Radiators to front and rear, upvc double glazed patio doors to rear to conservatory. Karndean flooring throughout.

Conservatory 12' 0" x 10' 8" (3.65m x 3.25m) Upvc double glazed and brick construction, upvc double glazed French doors to rear to garden.

Kitchen 19' 3" x 10' 7" (5.86m x 3.22m) Full range of base and wall cupboards coordinated worktops inset sink and taps. Plumbed for gas cooker integrated dishwasher. Upvc double glazed window to rear. Open plan to side to conservatory.

First Floor Landing Doors to bedrooms and bathroom, window to side.

Bedroom One 14' 8" x 12' 1" (4.47m x 3.68m) Upvc double glazed bay window to front, radiator to front, luxury fitted wardrobes.

Bedroom Two 12' 0" x 11' 7" (3.65m x 3.53m) Upvc double glazed window to front, radiator to front.

bedroom Three 9' 0" x 7' 9" (2.74m x 2.36m) Upvc double glazed window to front, radiator to front.

Family Bathroom 6' 6" x 6' 4" (1.98m x 1.93m) Contemporary tiling, P shaped bath with shower and glass screen over. Low level wc and cistern and pedestal mounted wash basin. Upvc double glazed window to rear.

Outside To the front of the property there is an open plan garden which has been paved to provide off road parking. There is a single attached garage to the side of the property. To the rear is a good family sized garden which is mainly laid to lawn and has a spacious paved patio to the front.

Garage There is an attached garage, measuring approximately 15' x 7' internally and has an up and over door to the front and an access door to the rear.



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 misstatement. 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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