Callaghans

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

14 Brentwood Drive, Gatley, SK8 4AR



£625,000

Substantial Extended Detached
Five Bedrooms
Two Receptions
Great Location
Fantastic Garden
Immaculate Throughout
Viewing Strongly Recommended.

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 Estate Agents are delighted to offer for sale this detached five bedroom family home in a desirable and peaceful cul-de-sac within the popular South Park Road estate. It has convenient road links to the A34, M60 and wider motorway network and the nearby Gatley railway station provides regular services to both Manchester airport (two stops) and into Manchester city centre. Just a short stroll away, Gatley is a thriving urban village which is well served by local amenities such as shops, schools, cafes and restaurants, parks and green spaces including a nature reserve. The property itself has been extended and improved by the current owners and represents a light, spacious family home in a superb location

Entrance Hall An attractive arched porch with rock style front door leads into a bright and welcoming entrance hall, with side radiator, stairs to the first floor, renovated polished floorboards, understairs storage and doors to the two reception rooms and kitchen/breakfast room.

Lounge 13' 6'' x 13' 6'' (4.11m x 4.11m) Coving to ceiling, double-glazed front bay window, radiator to front, classical style fire surround, polished floorboards and two porthole windows to the side.

Dining Room 13' 3'' x 10' 5'' (4.04m x 3.17m) Original wall plate racks and coving to ceiling, two double-glazed side windows, plus a large bay window with central patio door leading into garden.

Kitchen/Breakfast Room 18' 5'' x 15' 6'' (5.61m x 4.72m) Double-glazed rear bay window in the breakfast area overlooking the garden. The kitchen area has double-glazed windows to the rear and side, and a Velux skylight. Fitted with a full range of base and wall cupboards, coordinated worktops, inset sink and taps, built-in double oven, gas hob, plumbing for washing machine and dishwasher. Back door side access to outside, rear internal door into integral garage.

Garage 16' 0'' x 10' 0'' (4.87m x 3.05m) Measurements are internal. Access from kitchen to the rear and up and over door to front.

First Floor Landing Double sided landing with doors to bedrooms and bathroom. Linen cupboard.

Bedroom One 13' 10'' x 11' 6'' (4.21m x 3.50m) Good sized master bedroom, large double-glazed front bay window, radiator to front.

Bedroom Two 13' 2'' x 10' 6'' (4.01m x 3.20m) Large double-glazed bay window, radiator to rear.

Bedroom Three 10' 10'' x 9' 7'' (3.30m x 2.92m) Upvc double glazed window to front, radiator to front, built in closet.

Bedroom Four 9' 8'' x 8' 1'' (2.94m x 2.46m) Double-glazed rear window, radiator to rear, bookcase.

Bedroom Five 6' 8'' x 6' 2'' (2.03m x 1.88m)Double glazed front bay window, radiator to side.

Bathroom Good sized family bathroom with coordinated white suite comprising whirlpool bath, vanity mounted wash basin, low level wc and cistern and separate electric shower cubicle. Double-glazed rear window, chrome heated towel rail, bathroom cabinet and access to the loft.

Outside To the front of the property, the garden is laid to lawn with flower borders and a driveway to the side leads to an integral garage. To the rear of the property, there is a large landscaped garden mainly laid to lawn, with a small vegetable plot and well stocked borders containing fruit bushes and flowering shrubs. A raised paved patio is ideal for entertaining and there is a brick-built potting shed with double-glazed door and window to the rear of the garden.

GROUND FLOOR
838 sq.ft. (77.8 sq.m.) approx.

1ST FLOOR
791 sq.ft. (73.5 sq.m.) approx.



TOTAL FLOOR AREA : 1629 sq.ft. (151.3 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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