

Callaghans

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

21 Beech Avenue,
Gatley, SK8 4LS



Asking Price £475,000

Fantastic Edwardian Style Semi Detached
Three Good Sized Bedrooms
Two Receptions
Good Sized Family Garden
Fantastic Kitchen/ Diner
New Bathroom
Immaculate Throughout
Close to Village & Station
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

Fantastic Edwardian Style Semi, Close to Village and Station, Immaculate Throughout, Family Garden to Rear, Viewing Strongly Recommended.

Callaghans Estate Agents are delighted to offer for sale this three bedroom Edwardian style semi detached home in Gatley. Gatley is a thriving village community which is well served by amenities such as shops schools and public transport. There is a good social scene with lots of independent restaurants and bars as well green space and nature trails for those looking to venture outdoors. The property itself offers generous living space throughout and has a good sized family garden to the rear viewing is strongly recommended.

Entrance Hallway Spacious entrance hall, with doorway to front featuring decorative coulored lights. Stairs to first floor, radiator to side, doors to lounge, dining room and cellar head.

Lounge 15' 4" x 12' 0" (4.67m x 3.65m) Spacious lounge with upvc double glazed bay window to front featuring coulored lights. Radiator to front, cast feature fire surround with ceramic inserts. (display only)

Dining Room 14' 5" x 11' 6" (4.39m x 3.50m) fantastic dining space with upvc double glazed French Doors to rear leading out on to garden. Cast fire surround with ceramic inserts (display only), stripped floor boards, open plan to side to kitchen.

Kitchen 10' 1" x 7' 4" (3.07m x 2.23m) Fully fitted with full range of base and wall cupboards, coordinated work tops inset sink and taps. Plumbed for gas cooker with chimney hood above, integrated dishwasher. Plinthe heater to kick boards, Upvc double glazed window to rear.

First Floor Landing Doors to bedrooms and bathroom.

Bedroom One 12' 0" x 11' 11" (3.65m x 3.63m) Upvc double glazed bay window to front, radiator to rear, Stripped floor boards.

Bedroom Two 14' 0" x 10' 7" (4.26m x 3.22m) Upvc double glazed window to rear, radiator to front, cast feature fire surround.

Bedroom Three 10' 5" x 6' 10" (3.17m x 2.08m) Upvc double glazed window to rear, radiator to front.

Bathroom Majority tiled modern coordinated three piece suite comprising paneled bath with shower anhd screen over, low level wc and cistern and designer wall hung basin with integrated storage drawers. Upvc double glazed window to rear vertical radiator to front.

Outside To the front of the property there is an enclosed garden which is laid to mature shrubs and patio whilst to the rear of the property there is a larger family garden, laid to lawn to the center and mature trees and shrubs to the perimeter with a raised shingle patio to the front and a timber garden shed to the rear.

Cellar There is a full height cellar to the basement which has a window to the front a radiator and sink as well as plumbing for a washing machine.

Loft The loft is fully boarded and there is an integrated ladder for access there are three velux windows and it represents a great opportunity for conversion subject to planning/ building regulations.



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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