

Callaghans

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

24 Wilcott Road,
Gatley, SK8 4DX



Offers in Excess of £425,000

**Extended Gatley Semi-Detached
Three Bedrooms
Two Receptions
Stylish Bathroom
South Facing Garden
Off Road Parking**

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 are delighted to present this beautifully extended semi-detached home, ideally positioned within a quiet and highly sought-after cul-de-sac in Gatley. Just a short distance from the village centre, this property is perfect for those looking to settle in a vibrant and well-connected community, with good schools, shops and the train station close by.

To the front of the property, the bright dining room that features a large bay window that fills the space with natural light, creating an inviting setting for family meals and entertaining. The rear, is extended and has the benefit of solid Oak Flooring. The lounge offers a generous and versatile living area, with space for informal dining and sliding doors that open onto the south-facing garden, perfect for enjoying indoor-outdoor living. The kitchen is well-proportioned and fitted with a range of modern floor and wall units, providing ample storage and workspace for keen cooks.

Upstairs, the property offers three good-sized bedrooms, ideal for family living. The stylish bathroom is fully tiled and includes an inset bath and a separate corner shower, complemented by the added convenience of a separate toilet room. The loft is boarded to add extra storage.

Externally, the south-facing garden provides a fantastic space for relaxation, play, and entertaining, and also benefits from a garage for additional storage. To the front, there is secure off-road parking for multiple vehicles.

Located in a peaceful cul-de-sac close to the heart of Gatley, this delightful home combines comfort, space, and convenience and allows you to indulge in all that Gatley has on offer.

Contact Callaghans today to arrange your viewing.

Dining Room 11' 0" x 10' 2" (3.35m x 3.10m)

Lounge 24' 5" x 10' 1" (7.44m x 3.08m)

Kitchen 6' 2" x 20' 4" (1.89m x 6.2m)

Toilet 3' 8" x 2' 4" (1.12m x 0.72m)

Family Bathroom 6' 4" x 7' 1" (1.93m x 2.15m)

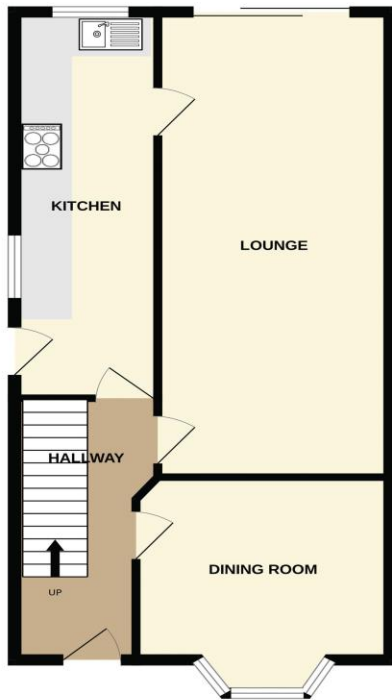
Master bedroom 10' 1" x 11' 3" (3.08m x 3.43m)

Bedroom Two 10' 1" x 13' 10" (3.08m x 4.21m)

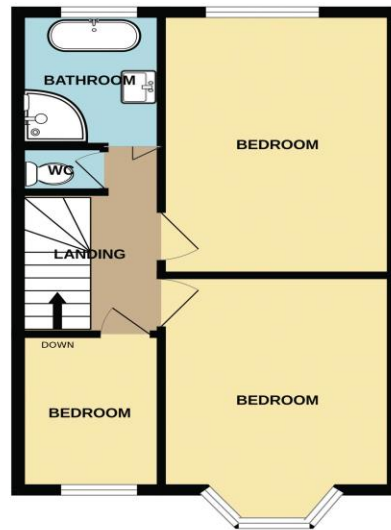
Bedroom Three 6' 6" x 8' 2" (1.97m x 2.5m)

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GROUND FLOOR
563 sq.ft. (52.3 sq.m.) approx.



1ST FLOOR
417 sq.ft. (38.7 sq.m.) approx.



TOTAL FLOOR AREA: 980 sq.ft. (91.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans 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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