

# *Callaghans*

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

**24 Brookside Road,**  
**Gatley, SK8 4BG**



**£650,000**

**Exceptional Detached Bungalow**  
**Three Double Bedrooms**  
**Separate Triple Garage/Workshop**  
**Two Bay window Reception Rooms**  
**Large Bathroom and En-Suite**  
**Wrap round Garden**  
**Oak Kitchen with Utility Room**  
**Ample Parking**

Callaghans Estate Agents  
46 Church Road, Gatley, SK8 4NQ  
Telephone: 0161 491 4000, Fax: 0161 491 55 44  
Website: [www.callaghansltd.com](http://www.callaghansltd.com) Email: [admin@callaghansltd.com](mailto:admin@callaghansltd.com)

Callaghans are delighted to present this exceptional detached bungalow, perfectly positioned at the end of a quiet lane and enjoying views over Gatley Carrs. Offering an outstanding blend of character and modern renovation, this unique home also benefits from a substantial triple garage/workshop on a lower level with extensive parking.

The property can be accessed from Carrs Passage or off Brookside road, which leads you to Gatley Carrs. The front of the property welcomes you with a wide and inviting hallway, providing seamless access throughout. To the left, a spacious lounge features a striking fireplace and a large bay window that floods the room with natural light. To the right, the elegant dining room mirrors this charm with its own feature fireplace and bay window, creating a perfect setting for entertaining. An open archway leads into the well-appointed kitchen, fitted with a range of oak floor and wall units, integrated appliances, and a breakfast bar, ideal for both everyday living and hosting. A separate utility room sits just off the kitchen, offering practical space to keep household tasks neatly tucked away.

Towards the rear of the property are three generously sized double bedrooms. The master bedroom boasts a stylish en-suite with white marble tiled walls and a walk-in shower. The second bedroom benefits from fitted wardrobes, while the third is currently utilised as a playroom, offering flexibility for a variety of needs. The family bathroom is equally impressive, featuring a sunken jacuzzi bath, twin sinks, and a walk-in shower.

The standout feature of this home is accessed through gates off Brookside Road or via a path from the main house: a detached triple garage with a large, gated entrance and extensive surrounding parking. This versatile space is ideal as a workshop, secure vehicle storage, or offers exciting potential for conversion into separate one bedroom bungalow (subject to the necessary permissions). There is also ample parking off the top road when you enter your own gated driveway

Located close to Gatley Carrs and the amenities of Gatley village, this property combines peaceful surroundings with convenient access to a thriving local community.

Contact Callaghans today to arrange your viewing of this truly remarkable home.

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**Entrance Hall** 27' 6" x 4' 10" (8.39m x 1.47m)

**Lounge** 12' 10" x 14' 10" (3.91m x 4.52m)

**Dining Room** 14' 10" x 12' 10" (4.52m x 3.91m)

**Kitchen** 10' 5" x 14' 9" (3.17m x 4.5m)

**Utility room** 7' 10" x 6' 2" (2.4m x 1.88m)

**Family Bathroom** 13' 11" x 11' 7" (4.23m x 3.52m)

**Master bedroom** 17' 5" x 11' 6" (5.3m x 3.5m)

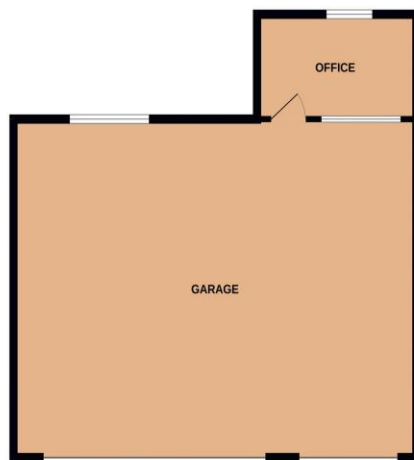
**En-suite** 5' 9" x 7' 6" (1.74m x 2.29m)

**Bedroom Two** 14' 8" x 10' 5" (4.46m x 3.18m)

**Bedroom Three** 11' 3" x 12' 0" (3.44m x 3.65m)

**Garage** 21' 5" x 29' 0" (6.53m x 8.83m)

BASEMENT  
699 sq.ft. (65.0 sq.m.) approx.



GROUND FLOOR  
1385 sq.ft. (128.7 sq.m.) approx.



TOTAL FLOOR AREA : 2085 sq.ft. (193.7 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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