

Callaghans

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

9 Rodmill Drive,
Gatley, SK8 4JX



Asking Price £435,000

Detached Bungalow

Three Bedrooms

No Chain

Fully Refurbished

New Kitchen and Bathroom

Quiet Cul de Sac Location

New Lighting and Flooring Throughout

Viewing Strongly Recommended.

Callaghans Estate Agents

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Wow, Detached Bungalow, No Chain, Immaculate Throughout, Callaghans Estate Agents are delighted to offer for sale this three bedroom detached bungalow situated in a quiet cul de sac location in Gatley. Gatley is a thriving urban village which is well served by amenities such as shops schools and public transport, there are also nature walks for those looking to get out and about as well as a thriving social scene with lots of independent restaurants and bars. The property itself has been thoroughly refurbished throughout to the highest of standards including new kitchen and bathroom and new light fittings throughout, genuinely in bags down condition viewing on this one is a must.

Entrance Porch Part glazed front door to entrance porch, glazed door to rear to entrance hall.

Entrance Hall Spacious entrance hall, 2 x built in closets to side, radiator to side, doors to all rooms, Karndean flooring.

Lounge 16' 4" x 13' 8" (4.97m x 4.16m) Upvc double glazed window to side, radiator to side, upvc double glazed patio doors to rear to sun room.

Sun Room 12' 0" x 6' 2" (3.65m x 1.88m) Elevated Sun Room, overlooking garden and woodland to rear, upvc double glazed and brick construction, panelled electric heater to side.

Kitchen 11' 7" x 8' 8" (3.53m x 2.64m) New fully fitted kitchen, with full range of base and wall cupboards, with articulated corner base. Coordinated worksurfaces and inset sink with mixer tap. Built under oven with ceramic hob and chimney style extractor hood above. Integrated dishwasher. Upvc double glazed window to rear, upvc double glazed door to side to outside.

Bedroom One 14' 9" x 10' 10" (4.49m x 3.30m) Bedroom One Upvc double glazed box bay window to front, Radiator to front.

Bedroom Two 10' 5" x 9' 2" (3.17m x 2.79m) Upvc double glazed window to side, radiator to side.

Bedroom Three 9' 8" x 9' 2" (2.94m x 2.79m) Upvc bay window to front, upvc double glazed window to side, radiator to side.

Separate Wc Low level wc and cistern with integrated wash basin, upvc double glazed window to rear.

Bathroom Contemporary paneled bathroom, with coordinated three piece suite comprising paneled bath with shower and screen over, low level wc and cistern and pedestal mounted wash basin. Upvc double glazed window to rear, chrome heated towel rail.

Outside To the front of the property there is an open plan garden mainly laid to lawn with a driveway to the side providing off road parking whilst to the rear of the property there is an enclosed garden with an open aspect view over woodland to the rear and the brook beyond. There is a central timber deck installed to the rear and a patio area to the side of the kitchen and also a large wooden storage shed

Outbuilding There is a separate brick built outbuilding to the side of the property which is currently used for storage but has an electricity and water supply so could easily be converted into a utility room or home work space.

GROUND FLOOR
922 sq.ft. (85.6 sq.m.) approx.



NOT TO SCALE
Measurements are approximate and should be taken as such by any prospective purchaser. We do not warrant or guarantee the accuracy of these measurements.

Disclaimer:

These particulars, whilst believed to be accurate are set out as a general guideline only or guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation or fact, but must satisfy themselves by inspection or otherwise as to their accuracy. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, including gas central heating and so cannot verify they are in working order or fit for their purpose. Further more solicitors should confirm movable items described in the sales particulars are, in fact included in the sale since circumstances do change during marketing or negotiations. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore if intending purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT**