

Callaghans

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

86 Borrowdale Avenue,
Gatley, SK8 4QQ



£525,000

**Spacious Gatley detached
Three Double Bedrooms
Conservatory
Downstairs Toilet
Large Rear Garden
Paved driveway**

Callaghans Estate Agents
46 Church Road, Gatley, SK8 4NQ
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Callaghans are pleased to offer for sale this extensive detached property, ideally located in the popular area of Gatley. Well presented throughout and offering generous living space, this property would make an excellent family home.

From the welcoming entrance hallway, you can access all ground floor rooms. The front lounge features a large bay window, providing plenty of natural light, and opens to the rear into a spacious conservatory that overlooks the beautifully landscaped garden. The modern kitchen is fitted with grey gloss floor and wall units, integrated appliances and a peninsula breakfast bar, creating a practical and sociable cooking space. A separate dining room is located off the kitchen, making it ideal for entertaining family and friends. A convenient downstairs WC completes the ground floor.

On the first floor, the family bathroom is fitted with a modern corner suite and an inset shower cubicle. There are three well-proportioned bedrooms, all benefiting from fitted wardrobes and offering comfortable private spaces for the whole family.

Externally, the property boasts a paved front driveway providing secure off-road parking. To the rear is a large garden featuring patio areas, lawn and a woodland section, offering excellent space for outdoor relaxation and family recreation.

The location is ideal for families, with local shops, well-regarded schools and excellent transport links all within easy reach. Contact Callaghans today to find out more or to arrange a viewing of this impressive home.

Lounge 17' 3" x 10' 11" (5.26m x 3.33m)

Rear Lounge 9' 2" x 10' 11" (2.79m x 3.33m)

Conservatory 11' 0" x 13' 1" (3.36m x 4m)

Kitchen 10' 0" x 15' 11" (3.04m x 4.84m)

Dining Room 15' 6" x 8' 5" (4.73m x 2.56m)

Downstairs Toilet 2' 7" x 4' 11" (0.78m x 1.5m)

Family Bathroom 7' 7" x 7' 3" (2.3m x 2.2m)

Bedroom One 12' 9" x 10' 11" (3.89m x 3.32m)

Bedroom Two 10' 11" x 13' 10" (3.34m x 4.21m)

Bedroom Three 10' 3" x 9' 9" (3.13m x 2.96m)

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GROUND FLOOR
884 sq.ft. (82.1 sq.m.) approx.



1ST FLOOR
493 sq.ft. (45.8 sq.m.) approx.



TOTAL FLOOR AREA: 1377 sq.ft. (127.9 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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