



## 4 Lloyd Avenue, Gatley

£450,000

 4  2  1

- Four Well Proportioned Bedrooms.
- Large Principle Living Room.
- Off Road Parking & Garage
- Recently Installed Roof & Large Loft Room
- Extensive Accommodation
- Spacious Kitchen Diner.
- Family Bathroom, Shower Room and separate W.C.
- Lawn Rear Garden with Patio Area
- Popular Location within Gatley Village
- Tenure - / EPC - D / Council Tax Band -



A well-presented four-bedroom extended semi-detached home in a sought-after Gatley location. Offering spacious and versatile accommodation, the property features bright reception areas, a modern open-plan kitchen/dining space, and four well-proportioned bedrooms. Externally, there is a private rear garden and off-road parking. Ideally situated close to Gatley Village, excellent schools, and transport links, this is an ideal family home.





TOTAL FLOOR AREA: 1329 sq ft. (124.4 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 mistake. Prospective buyers should not rely on the floorplan and must satisfy themselves as to the accuracy of the measurements and any other information contained within. The services, systems and appliances shown have not been tested and no guarantee is given in respect of their condition. Made with Metropix ©2006



### Energy Efficiency Rating

|  | Current                 | Potential |
|--|-------------------------|-----------|
| <i>Very energy efficient – lower running costs</i> |                         |           |
| (92 plus) <b>A</b>                                 |                         |           |
| (81-91) <b>B</b>                                   |                         | 77        |
| (69-80) <b>C</b>                                   |                         |           |
| (55-68) <b>D</b>                                   | 63                      |           |
| (39-54) <b>E</b>                                   |                         |           |
| (21-38) <b>F</b>                                   |                         |           |
| (1-20) <b>G</b>                                    |                         |           |
| <i>Not energy efficient – higher running costs</i> |                         |           |
| <b>England &amp; Wales</b>                         | EU Directive 2002/91/EC |           |

9 Gatley Road, Cheadle, Cheshire SK8 1LY Tel. 0161 428 1488 Fax. 0161 428 1479  
 Email. [mail@andrewdawson.co.uk](mailto:mail@andrewdawson.co.uk)