

# Callaghans

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

**7 Brogden Drive,**  
**Gatley, SK8 4AS**



**£460,000**

**Extended Detached**  
**Four Double Bedrooms**  
**Home Office**  
**Three Receptions**  
**Downstairs Bathroom**  
**Enclosed Garage**  
**No Chain**

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**Callaghans are delighted to offer for sale this spacious, chain-free extended detached home, tucked away within a quiet cul-de-sac close to the heart of Gatley. Just a short stroll from the village centre, with its excellent schools, shops, and train station, the location is hard to beat for families and commuters alike.**

The property welcomes you through an impressive hallway featuring a beautiful stained-glass wall, adding charm and character to this traditional family home. The generous main lounge stretches the length of the property and boasts a feature fireplace, bay window, and a bright sun room across the rear. The sun room opens onto the enclosed garden, creating the perfect setting for summer entertaining and family gatherings. The dining room flows through to the fitted kitchen, which is finished with cream gloss floor and wall units, providing ample storage and workspace for home cooking. Beyond the kitchen is a convenient downstairs WC. To the rear of the property, an additional lounge overlooks the garden, offering flexible living space ideal for relaxing, entertaining, or multi-generational living.

Upstairs, the spacious layout continues with a useful office space positioned off the large landing, perfect for those working from home. The bathroom includes a vanity sink unit, bath, and over-bath shower, while a separate WC adds further practicality. The four bedrooms are all generous doubles, complemented by a dedicated dressing room that enhances the sense of space throughout the home.

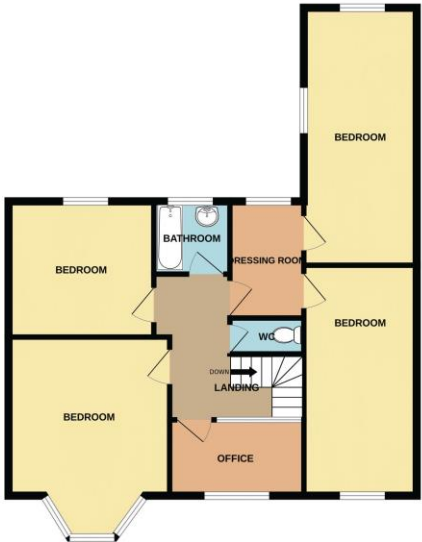
Externally, the property benefits from a driveway leading to the enclosed garage. The wraparound garden provides a wonderful opportunity to create a private outdoor retreat for the whole family to enjoy.

This substantial home offers fantastic potential in one of Gatley’s most desirable locations. Contact Callaghans today to arrange your viewing.

GROUND FLOOR  
785 sq.ft. (72.9 sq.m.) approx.



1ST FLOOR  
769 sq.ft. (71.5 sq.m.) approx.



TOTAL FLOOR AREA: 1554 sq.ft. (144.4 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 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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**Hallway** 9' 10" x 8' 6" (3m x 2.6m)

**Lounge** 16' 9" x 11' 10" (5.1m x 3.6m)

**Sunroom** 11' 10" x 5' 11" (3.6m x 1.8m)

**Dining Room** 10' 4" x 11' 5" (3.15m x 3.48m)

**Kitchen** 9' 3" x 8' 4" (2.81m x 2.53m)

**Rear Lounge** 10' 10" x 8' 2" (3.3m x 2.5m)

**Downstairs Toilet** 2' 11" x 3' 10" (0.9m x 1.18m)

### **First Floor Landing**

**Home Office** 9' 10" x 5' 5" (3m x 1.65m)

**Bedroom One (front)** 11' 6" x 11' 10" (3.5m x 3.6m)

**Bedroom Two (rear)** 10' 8" x 9' 10" (3.25m x 3m)

**Bedroom Three (front)** 8' 2" x 17' 9" (2.5m x 5.42m)

**Bedroom Four** 8' 2" x 21' 0" (2.5m x 6.4m)

**Dressing Room** 5' 7" x 8' 6" (1.7m x 2.6m)

**Bathroom** 5' 3" x 5' 7" (1.61m x 1.7m)

**Toilet Room** 2' 6" x 4' 11" (0.77m x 1.50m)

#### **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**