

Callaghans

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

Apartment 3, 4 Grange Park Road, Cheadle, SK8 1HQ



£450,000

**Spacious Character Apartment
Beautifully Presented Accommodation Throughout
Impressive Open Plan Lounge
Secure Access
Master Bedroom with En-suite Shower Room
Two Allocated Parking Spaces**

Callaghans Estate Agents
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Callaghans are delighted to offer for sale this truly splendid three bedroom apartment, forming part of a magnificent Victorian villa conversion within an exclusive gated development of just three executive residences. Combining elegant period character with contemporary living, this exceptional home retains many of the original architectural features synonymous with Victorian design, creating a property of remarkable charm, space, and individuality. Ideally situated within walking distance of Cheadle Village and offering excellent access to the motorway network and A34 bypass, the property provides the perfect balance of peaceful living and everyday convenience. From the moment you arrive, the grandeur of the building is immediately apparent.

Entering through the impressive communal entrance, you are greeted by beautiful, tiled flooring and the substantial proportions expected of a distinguished Victorian residence. Ascending the staircase, you reach a long and elegant hallway that provides access to all principal rooms and further highlights the sense of space found throughout the apartment.

At the heart of the home is a stunning open-plan living area that perfectly combines period elegance with modern practicality. Large bay windows flood the room with natural light, creating a bright and welcoming environment that is ideal for both relaxing and entertaining. High ceilings and original features further enhance the room's character and sense of grandeur. The kitchen has been thoughtfully designed with a range of stylish white units complemented by striking black marble worktops, creating a sophisticated space that is both functional and visually impressive.

Adjacent to the kitchen is a versatile room currently utilised as a dining room, although its generous proportions make it equally suitable as a third bedroom, home office, or additional reception room. Further along the hallway, the principal bedroom offers a peaceful retreat and benefits from its own private en-suite shower room. A second spacious double bedroom provides equally comfortable accommodation, while the beautifully appointed family bathroom features a panelled bath, contemporary fittings, and fully tiled walls, creating a luxurious space in which to unwind.

Throughout the apartment, the quality of presentation is exceptional. Finished to an impeccable standard and offered in genuine move-in condition, the property successfully blends the elegance of its Victorian heritage with the comfort and convenience expected of a modern home. Externally, the secure gated development provides privacy and exclusivity, while the property's prime location places an excellent range of shops, restaurants, schools, and transport links within easy reach.

Rarely do apartments of this calibre become available. Offering generous proportions, period grandeur, and a highly sought-after location, this outstanding home must be viewed to be fully appreciated.

Contact Callaghans today to arrange your viewing and discover the unique charm and character of this exceptional Victorian apartment before the opportunity is gone.

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Private Entrance Hall

Living Room 15' 9" x 14' 10" (4.8m x 4.53m)

Kitchen 0' 0" x 0' 0" (0m x 0m)

Hallway

Dining Room/Bedroom 14' 1" x 7' 10" (4.29m x 2.39m)

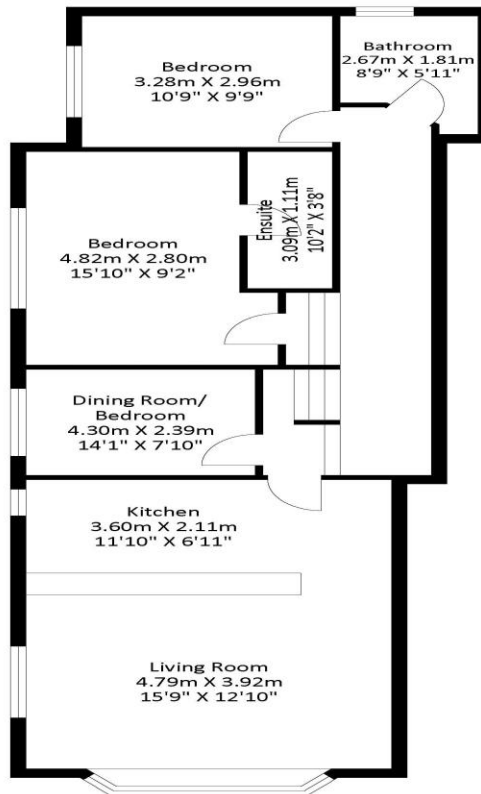
Master bedroom 15' 10" x 9' 2" (4.82m x 2.79m)

En-suite Shower Room 10' 2" x 3' 8" (3.10m x 1.12m)

Bedroom Two 10' 9" x 9' 9" (3.27m x 2.97m)

Bathroom 8' 10" x 6' 0" (2.68m x 1.82m)

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Approximate Floor Area
939.68 sq. ft
(87.30 sq.m)

Approximate Gross Internal Area = 87.30 sq m / 939.68 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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**