

# *Callaghans*

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

**17 Highcrest Avenue,**  
**Gatley, SK8 4HD**



**£450,000**

**Gatley Semi-Detached  
Three Bedrooms  
Stylish Bathroom  
Two Receptions  
Backs onto Gatley Bowling and Tennis Club  
Gardens, Garage and Parking**

Callaghans Estate Agents  
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Telephone: 0161 491 4000, Fax: 0161 491 55 44  
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Callaghans are pleased to offer for sale this spacious, semi-detached property, featuring a rear garden overlooking Gatley Bowling and Tennis Club and a detached garage. Located in Gatley, just a short stroll from excellent schools, shops, and transport links, this home presents a wonderful opportunity for families seeking both space and convenience.

A convenient porch welcomes you into this delightful property. The welcoming hallway, complete with a feature, stained glass window and provides access to all ground-floor rooms and immediately hints at the character within. To the front, the dining room is filled with natural light from a bay window, creating an inviting space for meals or entertaining. At the rear, a spacious lounge features patio doors that open onto the garden, making it a special place to gather with family and friends. The kitchen is fitted with modern grey units and integrated appliances, offering a practical and stylish workspace. At the rear of the kitchen is a convenient downstairs toilet.

Upstairs, the stylish grey tiled family bathroom includes a walk-in shower, complemented by a separate toilet room for added convenience. Three generous bedrooms complete this floor and provide ample space for the whole family to relax

Externally, the property benefits from a small front garden and a long driveway that leads to a brick garage at the rear. The rear garden is a particular highlight, thoughtfully landscaped with mature plants and offering a peaceful and private outdoor retreat.

This property combines a superb location with genuine potential to create your own ideal family home. Contact Callaghans today to arrange your viewing and discover all that this lovely home has to offer.

**Lounge** 15' 1" x 11' 9" (4.6m x 3.58m)

**Dining Room** 13' 0" x 11' 9" (3.96m x 3.58m)

**Kitchen** 8' 2" x 19' 5" (2.48m x 5.93m)

**Downstairs Toilet** 8' 2" x 2' 6" (2.49m x 0.76m)

**Family Bathroom** 7' 11" x 8' 1" (2.41m x 2.47m)

**Toilet** 8' 9" x 5' 1" (2.67m x 1.55m)

**Bedroom One** 14' 11" x 11' 9" (4.55m x 3.59m)

**Bedroom Two** 15' 4" x 11' 11" (4.67m x 3.63m)

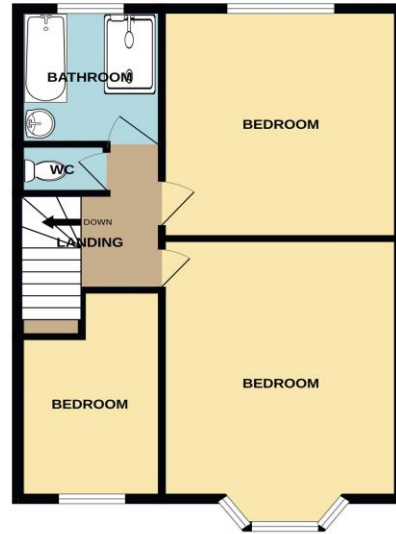
**Bedroom Three** 11' 0" x 7' 3" (3.35m x 2.2m)

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GROUND FLOOR  
633 sq.ft. (58.8 sq.m.) approx.



1ST FLOOR  
541 sq.ft. (50.3 sq.m.) approx.



TOTAL FLOOR AREA: 1174 sq.ft. (109.1 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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