

# *Callaghans*

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

## **42 Hawthorn Road, Gatley, SK8 4NB**



**£385,000**

**Stylish Gatley Semi-Detached  
Three Bedrooms  
Two Receptions  
Extended Kitchen  
Front and Rear Garden  
Modern Bathroom**

Callaghans Estate Agents  
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Callaghans are pleased to present for sale this stylish semi-detached home, perfectly positioned directly opposite Gatley Primary School. Presented in genuine move-in condition, this property offers an ideal home for a young family seeking both comfort and convenience in a highly desirable location.

The welcoming hallway gives an immediate taste of the quality and care found throughout this home. The long, extended kitchen serves as the true hub of the property, with doors that open directly onto the rear garden, creating a wonderful connection between indoor and outdoor living. The kitchen itself features attractive white units and a long breakfast bar running along one wall, perfect for busy family mornings or casual dining. To the front, the cosy lounge enjoys a bay window that fills the space with natural sunlight, while a connecting archway leads through to the dining area, completing the modern feel of the ground floor.

Upstairs, the family bathroom is tiled and fitted with a modern suite and over-bath shower. The three bedrooms are well-proportioned, providing comfortable space for a growing family to relax and grow.

Externally, the property offers a small garden to the front and a much larger rear garden, thoughtfully designed with lawn, decking, and a pergola – creating a fantastic space for family gatherings, summer barbecues, or simply relaxing with friends and loved ones.

Situated in the heart of Gatley, this home places everything a family needs within a short stroll, including excellent schools, shops, and transport links.

Contact Callaghans today to arrange your viewing and see for yourself what makes this such a special family home.

**Lounge** 11' 10" x 11' 7" (3.6m x 3.52m)

**Dining Room** 13' 1" x 10' 6" (4m x 3.2m)

**Kitchen** 17' 3" x 6' 3" (5.25m x 1.9m)

**Family Bathroom** 5' 11" x 6' 1" (1.8m x 1.85m)

**Bedroom One** 9' 9" x 11' 10" (2.97m x 3.61m)

**Bedroom Two** 13' 1" x 10' 7" (4m x 3.22m)

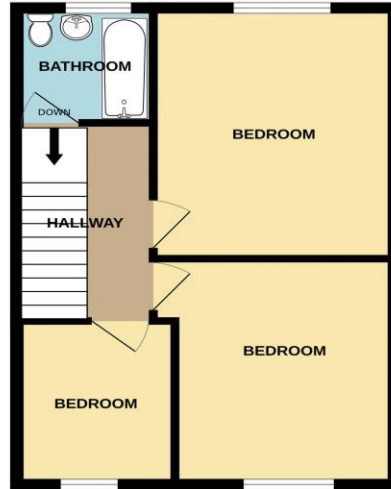
**Bedroom Three** 6' 11" x 8' 8" (2.11m x 2.63m)

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GROUND FLOOR  
482 sq.ft. (44.8 sq.m.) approx.



1ST FLOOR  
413 sq.ft. (38.4 sq.m.) approx.



TOTAL FLOOR AREA: 895 sq.ft. (83.2 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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