

Callaghans

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

46 Hawthorn Road,
Gatley, SK8 4NB



Offers in Excess of £550,000

Semi Detached
Four Double Bedrooms
Ample Parking
Fantastic Kitchen Dining Room
Home Office/ Work Shop
Wrap Round Conservatory
Three Receptions
Well Presented Throughout
Viewing Recommended

Callaghans Estate Agents
46 Church Road, Gatley, SK8 4NQ
Telephone: 0161 491 4000, Fax: 0161 491 55 44
Website: www.callaghansltd.com Email: admin@callaghansltd.com

Semi Detached, Four Double Bedrooms, Three Receptions, Ample Parking, Callaghans Estate Agents are delighted to offer for sale this extensive semi detached home with four double bedrooms in the heart of Gatley Village. On the doorstep of Gatley primary school and with ample Parking it is an ideal home for a growing family. With three receptions in addition to the four double bedrooms viewing on this one is strongly recommended.

Entrance Porch Upvc double glazed front door to entrance porch, part glazed door to rear to entrance hall.

Entrance Hall Spacious entrance hall with stairs to first floor and doors to lounge, kitchen/ diner, downstairs wc. Radiator to side.

Downstairs WC Low level wc and cistern, vanity mounted basin.

lounge 15' 0" x 12' 0" (4.57m x 3.65m) Good sized lounge, with upvc double glazed window to the front, radiator to side, classical style feature fire surround with electric living flame effect fire. Double panelled doors to rear to kitchen/ diner.

Kitchen/ Dining Room 19' 6" x 18' 8" (5.94m x 5.69m) This contemporary living space really is the heartbeat of the home and great for modern family living. There is a spacious dining area and the kitchen area is fitted with a full range of base and wall cupboards, coordinated work tops and an inset sink, has a built in double oven and inset gas hob with a chimney style extractor above. There are doors to the rear of both the dining area and the kitchen leading to the garden and the conservatory respectively and with a upvc double glazed window to the side there is lots of natural light.

Conservatory 20' 5" x 12' 3" (6.22m x 3.73m) Wrap round conservatory which extends round the rear and the side of the property. Of upvc double glazed and brick construction there are French doors to the side leading out onto the garden.

Sitting Room 21' 5" x 10' 0" (6.52m x 3.05m) Upvc double glazed window to front, radiator to front, French doors to rear to conservatory, door to side to utility room.

Utility room 11' 4" x 9' 0" (3.45m x 2.74m) Upvc double glazed window to rear, range of base and wall cupboards, coordinated work tops inset sink. Plumbing for washing machine, upvc double glazed door to rear to garden.

Snug 11' 6" x 11' 7" Upv double glazed window to front, radiator to front, upvc door to side to office/ workshop, fixed staircase to front to loft space which is fully boarded and has a velux window, currently used for storage.

Office / workshop 25' 0" x 9' 0" (7.61m x 2.74m) The office / workshop extends practically the entire side of the property and would make an ideal space for anybody working from home. There are upvc double glazed access doors to both front and rear.

First Floor Landing Doors to bedrooms bathroom and shower room.

Bedroom One 13' 6" x 12' 1" (4.11m x 3.68m) Upvc double glazed window to rear, radiator to rear.

Callaghans Estate Agents
46 Church Road, Gatley, SK8 4NQ
Telephone: 0161 491 4000, Fax: 0161 491 55 44
Website: www.callaghansltd.com Email: admin@callaghansltd.com

Bedroom Two 13' 6" x 12' 1" (4.11m x 3.68m) Upvc double glazed window to rear, radiator to front.

Bedroom Three 11' 3" x 1' 0" (3.43m x 0.30m) Upvc double glazed window to rear, radiator to rear.

Bedroom Four 18' 0" x 9' 2" (5.48m x 2.79m) Ideal space for a growing teenager with lots of room. Two upvc double glazed windows to the front, radiator to the rear. There is a fixed staircase to the loft space which is carpeted and boarded and has a velux window.

Family Bathroom 8' 10" x 7' 3" (2.69m x 2.21m) Larger than average family bathroom with coordinated three piece suite comprising of fitted bath with ornate shower mixer, wash basin fitted into vanity counter with storage cupboards underneath. Low level wc and cistern. Upvc double glazed window to side, radiator to side.

Shower Room Additional bathing facilities provide by a separate shower room with a good sized corner cubicle, pedestal mounted wash basin together with a low level wc and cistern. Upvc double glazed window to the rear, radiator to rear.



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.
Made with Metropix ©2026

Callaghans Estate Agents
46 Church Road, Gatley, SK8 4NQ
Telephone: 0161 491 4000, Fax: 0161 491 55 44
Website: www.callaghansltd.com Email: admin@callaghansltd.com

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**

Callaghans Estate Agents
46 Church Road, Gatley, SK8 4NQ
Telephone: 0161 491 4000, Fax: 0161 491 55 44
Website: www.callaghansltd.com Email: admin@callaghansltd.com