Callaghans

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

72 Pendlebury Road, Cheadle,SK8 4BU



Asking Price £300,000

Extended Semi Detached
No Chain
Gas Central Heating
Off Road Parking and Garage
Double Glazing
Garage to Rear
Close to Village
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

Extended Three Bed Semi, Gas Central Heating, No Chain, Cul de Sac Location Callaghans Estate Agents are delighted to offer for sale this three bedroom semi detached home in Gatley. Gatley is a thriving urban Village which is well served by amenities such as shops schools and public transport. There are also lots of green spaces for walking and getting outdoors as well as a thriving social scene with lots of independent restaurants and bars. The property is a short walk from the village and viewing is recommended.

Entrance Porch Upvc double glazed front door to entrance porch, glazed paneled door with coloured lights to entrance hall.

Entrance Hall Radiator to side, stairs to first floor, doors to lounge, dining room and kitchen. built in closet to rear, window to side, upvc door to side to outside and garage.

Lounge/Diner 12' 6'' x 11' 0'' (3.81m x 3.35m) Upvc double glazed bay window to front with coulored lights, radiator to front.

Dining Room Upvc double glazed window to rear, radiator to rear.

Kitchen 15' 8'' x 6' 7'' (4.77m x 2.01m) Range of base cupboards, coordinated work tops, inset sink and taps. Plumbed for gas cooker and washing machine. 2x windows to rear, Upvc double glazed door to rear to garden.

Garage Measuring approximayely 16' x 9' internally there is an up and over door to the front and rear access door.

Landing Doors to bedrooms and bathroom.

Bedroom One 12' 8'' x 11' 8'' (3.86m x 3.55m) Upvc double glazed bay window to front, radiator to front, fitted ward robes.

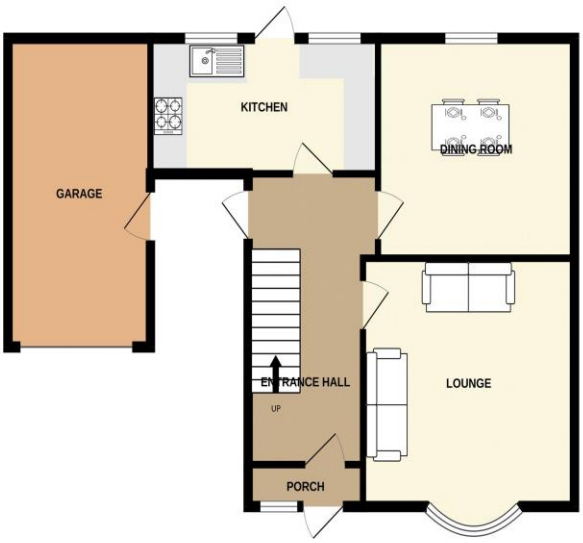
Bedroom Two 12' 8'' x 11' 8'' (3.86m x 3.55m) Upvc double glazed window to rear, radiator to rear.

Bedroom Three 7' 11'' x 7' 5'' (2.41m x 2.26m) Upvc double glazed window to front, radiator to side.

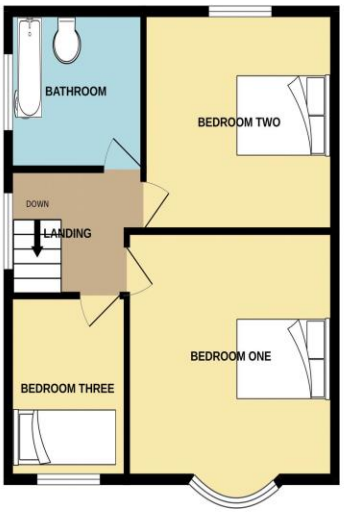
Bathroom Coordinated three piece suite with shower over bath, low level wc and cistern and pedestal mounted wash basin.

Outside To the front of the property there is an enclosed garden mainly laid to lawn with a driveway to the side, providing off road parking and leading to an attached garage whilst to the rear there is an enclosed garden which is mainly laid to lawn with mature trees and shrubs to the perimeter.

GROUND FLOOR
693 sq.ft. (64.4 sq.m.) approx.



1ST FLOOR
505 sq.ft. (47.0 sq.m.) approx.



SK8 4BU

TOTAL FLOOR AREA : 1199 sq.ft. (111.4 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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