

Callaghans

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

55 Foxland Road,
Gatley, SK8 4QB



£360,000

**Stylish Semi Detached
Modern Dining/Kitchen
Luxury Bathroom
Three Bedrooms
Front and Rear Gardens
Off Road Parking.**

Callaghans Estate Agents
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Callaghans are delighted to offer for sale this stylish semi-detached property, ideally located in the heart of Gatley Village. Beautifully presented throughout and ready for immediate occupation, this spacious home offers the perfect combination of character, modern living, and a highly sought-after location, making it an excellent choice for families looking for their next long-term home.

Upon entering, you are welcomed by an inviting hallway that immediately highlights the charm and warmth of the property. To the right is a generous family lounge, a wonderfully bright and comfortable space featuring an attractive fireplace as its focal point. Windows at both ends of the room allow natural light to flow through, creating an airy and welcoming atmosphere that is perfect for both relaxing and entertaining.

The spacious dining kitchen forms the heart of the home and has been thoughtfully designed to combine style with practicality. Fitted with distinctive striped walnut-effect floor and wall units, the kitchen offers an abundance of storage and workspace, making it ideal for everything from busy family breakfasts to hosting dinner parties. There is ample room for dining, while patio doors provide direct access to the rear garden, creating a seamless connection between indoor and outdoor living.

The first floor continues to impress with a showroom-quality family bathroom, beautifully finished with large-format tiling, a contemporary suite, and a spacious walk-in shower. The property offers three well-proportioned bedrooms, each providing comfortable and versatile accommodation. The principal bedroom and third bedroom both benefit from walk-in wardrobes, offering excellent storage and helping to maintain a clean and uncluttered living environment.

Externally, the property enjoys a well-maintained front garden and a private driveway providing convenient off-road parking. To the rear, the south-facing garden is a standout feature, offering a combination of lawn and decking areas that create the perfect setting for outdoor dining, family gatherings, summer barbecues, or simply relaxing in the sunshine.

The location is particularly appealing, being within easy reach of Scholes Park, the highly regarded Gatley Primary School, local shops, cafés, and Gatley train station. With excellent transport links and a strong community atmosphere, Gatley continues to be one of the most desirable places to live in the area.

Combining stylish presentation, generous living space, and a superb village location, this outstanding home is ready to be enjoyed from day one. Early viewing is highly recommended.

Contact Callaghans today to arrange your appointment and discover all that this wonderful family home has to offer.

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Lounge 17' 9" x 10' 7" (5.4m x 3.23m)

Kitchen 17' 9" x 13' 5" (5.4m x 4.08m)

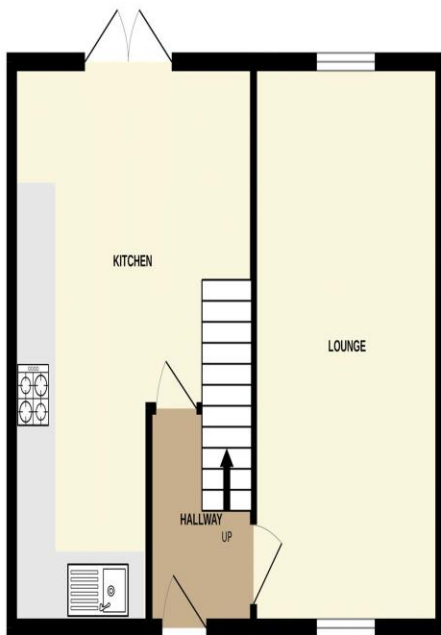
Family Bathroom 8' 0" x 7' 3" (2.44m x 2.21m)

Bedroom One 9' 4" x 10' 3" (2.85m x 3.13m)

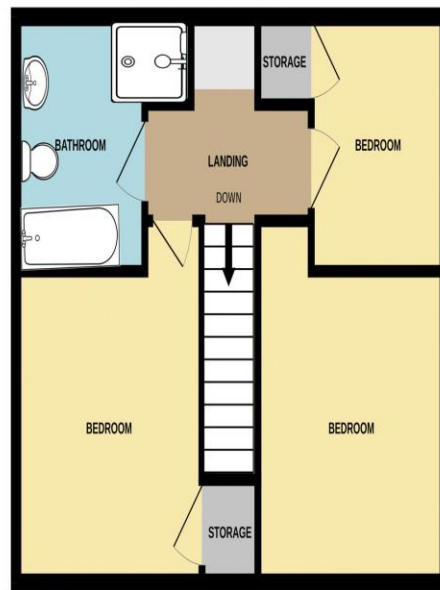
Bedroom Two 10' 6" x 9' 6" (3.21m x 2.9m)

Bedroom Three 8' 0" x 7' 6" (2.44m x 2.29m)

GROUND FLOOR
432 sq.ft. (40.2 sq.m.) approx.



1ST FLOOR
432 sq.ft. (40.2 sq.m.) approx.



TOTAL FLOOR AREA : 865 sq.ft. (80.3 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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