

Callaghans

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

5 Lorna Grove, Cheadle, SK8 4EA



£535,000

**Substantial Semi-Detached
Four or Five Bedrooms
Extended Kitchen Diner
Gardens, Garage and Drive.
En-Suite and Dressing Room.
Utility and Downstairs Toilet.
Freehold
Council Band D**

Callaghans Estate Agents
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This substantial, extended semi-detached property in Gatley presents a remarkable opportunity for those seeking a spacious and well-appointed family home, offering functionality and great location. The ground floor boasts a generous lounge with a bay window, an open-plan kitchen and dining area that flows into a morning room with patio doors opening onto a raised deck, perfect for enjoying the garden. The spacious decking steps down to an extensive path and lawn garden, plenty of space for family and friends to mingle when they visit. The kitchen features stylish white shaker-style units and a breakfast bar peninsula, complemented by a utility room with additional units and a Belfast sink. Convenience is considered with a downstairs toilet and direct access to the enclosed garage. Upstairs, the family bathroom showcases tiled walls and a modern suite with an over-bath shower. The master bedroom offers tranquillity with garden views, a dressing room, and an en-suite. The second bedroom, with its large bay windows, and two additional double bedrooms provide ample space for family and guests. A versatile room above the garage is ideal for a home office or fifth bedroom. Located just off Altrincham Road, the home benefits from excellent access to Gatley village and transport links, making it as practical as it is charming.

Entrance Hallway 14' 10" x 7' 6" (4.52m x 2.28m)

Lounge 13' 6" x 11' 11" (4.12m x 3.63m)

Dining area 11' 9" x 19' 10" (3.59m x 6.04m)

Morning Room 6' 2" x 7' 5" (1.88m x 2.25m)

Kitchen 11' 10" x 10' 6" (3.60m x 3.20m)

Utility Room 7' 0" x 12' 2" (2.13m x 3.72m)

Downstairs Toilet 3' 8" x 3' 8" (1.11m x 1.13m)

Garage 17' 11" x 7' 1" (5.46m x 2.17m)

Family Bathroom 7' 5" x ' ' (2.27m x m)

Bedroom One (Front Bay) 11' 11" x 13' 6" (3.64m x 4.12m)

Bedroom Two 9' 0" x 11' 9" (2.74m x 3.59m)

Bedroom Three (Rear Master) 12' 0" x 10' 6" (3.66m x 3.20m)

En-Suite 6' 11" x 6' 2" (2.1m x 1.88m)

Dressing Room 6' 11" x 6' 7" (2.12m x 2m)

Bedroom Four 7' 6" x 9' 0" (2.29m x 2.75m)

Bedroom Five or Office 6' 11" x 12' 2" (2.12m x 3.7m)

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GROUND FLOOR
939 sq.ft. (87.2 sq.m.) approx.



1ST FLOOR
826 sq.ft. (76.7 sq.m.) approx.



TOTAL FLOOR AREA: 1765 sq.ft. (164.0 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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