

# *Callaghans*

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

**17 Malvern Avenue,**  
**Gatley, SK8 4HT**



**£440,000**

**A Spacious & Well Presented Three Bedroom Detached Bungalow**  
**A Spacious Living/Dining Room**  
**Modern White Kitchen**  
**Three Good Size Bedrooms One With En-Suite**  
**Family Bathroom**  
**Larger Than Average Detached Garage**  
**Ample Off Road Parking**  
**NO CHAIN**

Callaghans Estate Agents  
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**A spacious & well presented three bedroom detached bungalow situated on a very desirable road in Gatley, within walking distance of Gatley village and all its amenities, including Gatley train station. In brief the property comprises: entrance porch, entrance hallway, living / dining room, fitted kitchen, three bedrooms one with en-suite, rear garden, ample off-road parking and a larger than average detached garage. Viewing essential.**

**Front** Lawned area, block paved driveway providing ample off road parking leading to the rear of the property through wrought iron gates to the detached garage.

**Entrance Porch** UPVC double glazed doors and a quarry tiled floor .

**Hallway** Wooden front door, storage / cloaks cupboard and a radiator.

**Living/Dining Room** 20' 9" x 16' 9" (6.32m x 5.10m) UPVC double glazed patio doors leading to the rear garden , UPVC double glazed window to the rear, feature fire place and a radiator.

**Kitchen** 12' 0" x 7' 2" (3.65m x 2.18m) UPVC double glazed windows to the side and rear and a door leading to the side of the property. A range of wall and base units with contrasting worktops, stainless steel sink and drainer with mixer tap. built in oven, four ring gas hob with extractor fan above, integrated fridge, space and plumbing for washing machine, inset ceiling lighting, part tiled walls and tiled flooring.

**Bedroom One** 13' 4" x 11' 8" (4.06m x 3.55m) UPVC double glazed bay window to the front aspect, radiator and ample space for free standing/fitted furniture.

**Bedroom Two** 11' 7" x 10' 11" (3.53m x 3.32m) UPVC double glazed bay window to the front aspect, ceiling coving, radiator and ample space for free standing/fitted furniture.

**Family Bathroom** 11' 8" x 8' 11" (3.55m x 2.72m) Obscured glass UPVC double glazed window to the side aspect, corner bath with traditional bath shower mixer tap with handset, pedestal wash basin, low level WC, extractor fan and radiator.

**Inner Hallway** UPVC double glazed window to the side aspect, staircase leading to the first floor.

**Bedroom Three** 18' 6" x 11' 3" (5.63m x 3.43m) UPVC double glazed window to the rear elevation, Velux window, fitted office furniture to one side and ample space for bedroom furniture, cupboard for storage, inset ceiling lighting and a radiator.

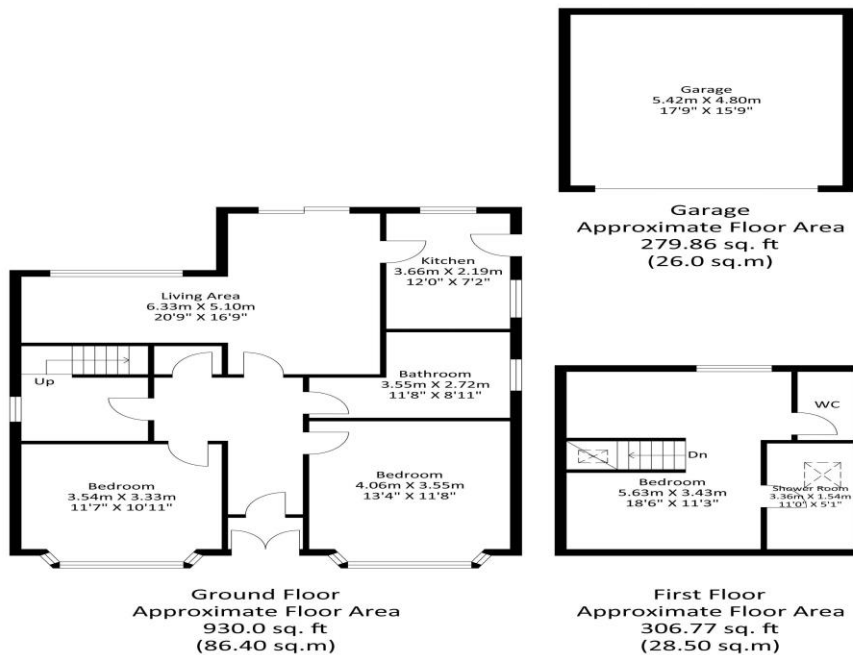
**En-suite** 11' 0" x 5' 1" (3.35m x 1.55m) Velux window, fully tiled corner shower cubicle, pedestal wash basin, low level WC, inset ceiling lighting, extractor fan and a radiator.

**Rear Garden** Paved patio area, lawned area, borders of shrubs and bushes, wooden fencing , access to the garage.

**Detached Garage** 17' 9" x 15' 9" (5.41m x 4.80m) Larger than average detached garage with roller door.

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Approximate Gross Internal Area = 140.90 sq m / 1516.63 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

### 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**