

Callaghans

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

9 Altrincham Road,
Cheadle, SK8 4EL



Offers Over £425,000

**Substantial Semi-Detached
Next to Park
Central Gatley
Gardens, Garage and Driveway
Four Bedrooms
Two Receptions
Freehold
Council Band D**

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

SUBSTANTIAL SEMI-DETACHED NEXT TO THE PARK. Callaghans are pleased to offer for sale this spacious property a short stroll from central Gatley. With your light touch the property could easily be your dream home and location. The hallway is welcoming and impressive in scale, linking the downstairs rooms. To the right is the spacious lounge, with large bay windows to the front and full size sliding doors to the rear, opening into the garden. The lounge feels part of the outdoors creating a relaxed entertaining environment. The Dining room is to the side and leads into the grey shaker style kitchen. There is also a small utility room for your laundry equipment. On the first floor are four bedrooms. Two are large doubles with fitted wardrobes while the other two are smaller doubles. The family bathroom is tiled and has a modern suite with added corner shower. Conveniently located under the stairs is a toilet. Externally there is a long driveway for at least three cars, a garage with conservatory at the back. The garden is maturely planted and overlooks the bowling green in the park. Given the quality and location of this property we would advise you to call Callaghans now to arrange your viewing, it will not be on the market long.

Lounge

Dining Room 12' 10" x 26' 3" (3.91m x 8m)

Kitchen 6' 11" x 10' 4" (2.1m x 3.15m)

Utility room 7' 3" x 2' 10" (2.2m x 0.86m)

Downstairs Toilet 5' 3" x 2' 7" (1.6m x 0.8m)

Family Bathroom 6' 3" x 11' 4" (1.9m x 3.46m)

Bedroom One 12' 11" x 12' 10" (3.94m x 3.90m)

Bedroom Two 13' 1" x 12' 7" (3.98m x 3.83m)

Bedroom Three 8' 8" x 9' 7" (2.65m x 2.93m)

Bedroom Four 7' 4" x 10' 4" (2.23m x 3.14m)

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

GROUND FLOOR
728 sq.ft. (67.6 sq.m.) approx.



1ST FLOOR
710 sq.ft. (66.0 sq.m.) approx.



TOTAL FLOOR AREA: 1,438 sq.ft. (133.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the figures 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 Metropack (2022)

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**