

Callaghans

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

9 Warley Close,
Cheadle, SK8 2BJ



£325,000

Quiet Cul-De-Sac
Close to Park and Central Cheadle
Three Bedrooms
Gardens and Driveway
Stylish Kitchen
Great Family Home
Freehold
Council Band C

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

Callaghans are Pleased to offer for sale this charming home on a secluded Cul-De-Sac, a short stroll from central Cheadle and the Park. This property is in move in condition and could be your next favourite family home. There is a long drive that leads to your front door, opening into a welcoming hallway. The Kitchen is to your left, with a white stylish shaker array of wall and floor units. The Belfast sink sets off the overall quality of the room. Off the hallway is a very convenient toilet. At the rear of the property is the lounge, which runs across the width of the property with wide windows flooding the room with light, as well as showing off the mature garden. The original Garage has been adapted into the dining area within the lounge and a store room, that utilises the up and over door. On the first floor is the family bathroom with tasteful panelling and roll top bath. The bath also has a shower over it. The three bedrooms are all of a good size, allowing the family to spread out on the own. Given the location, fit and finish of this property we expect a lot of interest, call Callaghans now to arrange your viewing.

Lounge 11' 1" x 17' 2" (3.37m x 5.23m)

Kitchen 16' 2" x 8' 11" (4.94m x 2.73m)

Downstairs Toilet 2' 9" x 5' 5" (0.85m x 1.64m)

Dining area 8' 6" x 11' 0" (2.59m x 3.35m)

Family Bathroom 8' 1" x 7' 3" (2.46m x 2.21m)

Bedroom One 14' 4" x 9' 9" (4.36m x 2.96m)

Bedroom Two 12' 4" x 9' 9" (3.75m x 2.97m)

Bedroom Three 11' 2" x 7' 3" (3.41m x 2.22m)

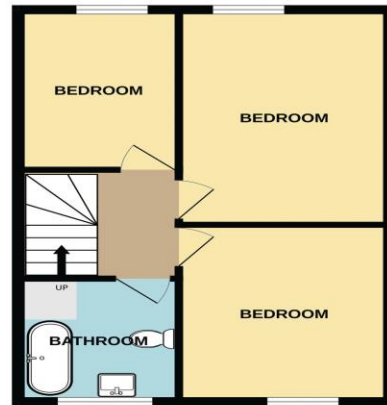
Storeroom 11' 5" x 6' 1" (3.47m x 1.86m)

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GROUND FLOOR
584 sq.ft. (54.3 sq.m.) approx.



1ST FLOOR
438 sq.ft. (40.7 sq.m.) approx.



TOTAL FLOOR AREA: 1022 sq.ft. (95.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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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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**