

# *Callaghans*

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

**8 Alcester Road,**  
**Gatley, SK8 4PG**



**£325,000**

**Spacious Semi-Detached**  
**Off Road Parking**  
**Long Rear Garden**  
**Separate Garage and Utility**  
**Three Bedrooms**  
**Popular Location**  
**NO CHAIN**

Callaghans Estate Agents  
46 Church Road, Gatley, SK8 4NQ  
Telephone: 0161 491 4000, Fax: 0161 491 55 44  
Website: [www.callaghansltd.com](http://www.callaghansltd.com) Email: [admin@callaghansltd.com](mailto:admin@callaghansltd.com)

Callaghans of Gatley are pleased to offer for sale this spacious three bedroom semi detached property with great transport links, just off the A34, close to Gatley train station and central Gatley with all its shops and bars. The property is spacious with off road parking at the front and a long garden to the rear. It is in need of updating and has many original features. As you enter the spacious hallway you will be charmed by its character. To the front is the lounge with feature tile fireplace and bay window lighting the room. Overlooking the garden is the dining room with feature fireplace, a spacious space to entertain. The kitchen has white floor and wall units, with the added bonus of a pantry space under the stairs. On the first floor is the large family bathroom with modern suite and over bath shower. There are two double bedrooms which have fitted wardrobes and there is a good sized single completing the property. Attached to the side of the property is a garage and utility room, with toilet. This property could well be your next move and a forever home for your family, where you could adapt it to your taste. Contact Callaghans on 0161 491 4000 to find out more.

### **Entrance Hallway**

**Living Room** 13' 6" x 10' 7" (4.11m x 3.22m)

**Dining Room** 12' 9" x 12' 7" (3.88m x 3.83m)

**Kitchen** 9' 0" x 7' 10" (2.74m x 2.39m)

**Bedroom One** 12' 10" x 12' 3" (3.91m x 3.73m)

**Bedroom Two** 11' 7" x 10' 5" (3.53m x 3.17m)

**Bedroom One** 8' 11" x 7' 10" (2.72m x 2.39m)

**Family Bathroom** 7' 10" x 7' 8" (2.39m x 2.34m)

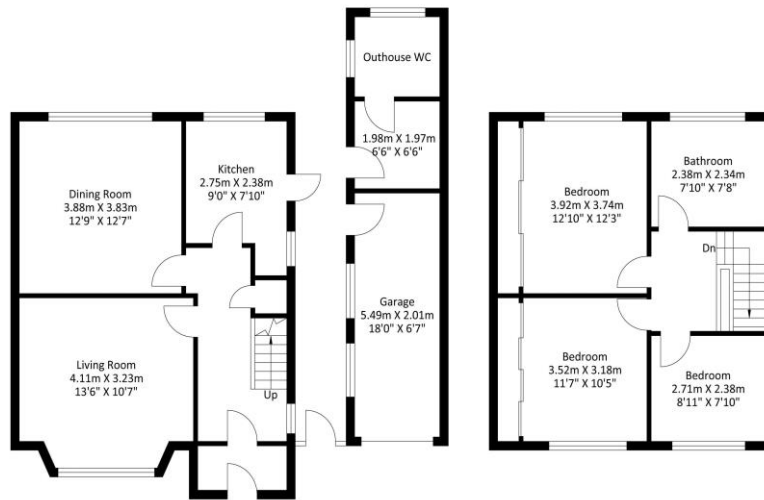
**Garage** 18' 0" x 6' 7" (5.48m x 2.01m)

**Store Room/Utility Room** 6' 6" x 6' 6" (1.98m x 1.98m)

**W.C.**

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Ground Floor  
Approximate Floor Area  
736.25 sq. ft  
(68.40 sq.m)

First Floor  
Approximate Floor Area  
489.75 sq. ft  
(45.50 sq.m)

Approximate Gross Internal Area = 113.90 sq m / 1226.0 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**