Callaghans

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

135 Gatley Road, Gatley SK8 4PD



£500,000

Period Property
Renovation Required
Chain Free
Spacious Accommodation
Large Rear Garden
Desirable Location

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

A generous sized period property, requiring modernisation, this residence is situated on a popular road in Gatley, just minutes from village centre and Cheadle. The ground floor provides flexible accommodation for a growing family including a large kitchen/diner, two reception rooms, utility and shower room. To the first floor two of the bedrooms are of generous proportions and the third is of a decent size, there is also both a bathroom and shower room. The rear garden is very private offering a suitable space perfect for entertaining family and friends and a safe space for children to play. Situated in a convenient location close to schools, Gatley train station and the M60 Motorways network, this property is ideal for buyers in search of a property to transform into a forever home.

Living Room 15' 5" x 12' 0" (4.70m x 3.65m) Spacious room to the front aspect, high ceiling, large bay window, chandelier ceiling light and wall light fittings, carpeted flooring.

Dining Room 13' 5" x 11' 11" (4.09m x 3.63m) To the rear of the property with patio door leading onto the rear garden, high ceiling, carpeted flooring.

Kitchen/Diner 19' 5" x 10' 10" (5.91m x 3.30m) The kitchen area is currently fitted with wooden base and wall units, wide space, designated dining area with large rear window overlooking the garden, spotlight fixtures, exposed floorboards.

Utility room 12' 3" x 6' 11" (3.73m x 2.11m) Large area, plumbing for washer and dryers, currently has work surface and sink.

Bathroom 7' 6" x 6' 5" (2.28m x 1.95m) The downstairs bathroom currently comprises of shower cubicle, sink, WC and bidet with vanity unit. Mainley tiled walls and flooring.

Bedroom 1 14' 8" \times 12' 1" (4.47m \times 3.68m) To the front of the property, has high a ceiling, carpeted flooring, large bay window and built in wardrobes.

Bedroom 2 14' 5" \times 12' 0" (4.39m \times 3.65m) To the rear of the property overlooking the rear garden, large double room, high ceiling, carpeted flooring, large bay window.

Bedroom 3 8' $10'' \times 8' 6'' (2.69m \times 2.59m)$ To the front aspect, high ceiling, good sized single room, carpeted flooring.

Bathroom 9' 5" x 6' 10" (2.87m x 2.08m) Modern fitted bathroom consisting of bath with shower overhead, WC, sink, tiled flooring, part tiled walls, 2 storage cupboard and heated towel rail.

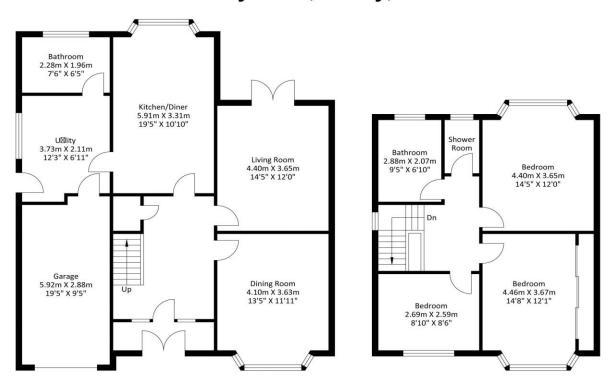
Shower Room Comprises of enclosed shower cubicle.

Rear Garden Predominantly laid to lawn the garden also features flag stoned pathways and is enveloped with a wide variety of mature specimen plants and trees, stocked borders. To the rear end of the garden are 2 sheds and extended garden space.

Garage 19' 5" x 9' 5" (5.91m x 2.87m) Double height integral single garage.

External front Gated entry, the property entrance is hedged for privacy with private driveway parking for multiple vehicles.

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Ground Floor Approximate Floor Area 1128.05 sq. ⊠ (104.8 sq.m)

First Floor Approximate Floor Area 639.37 sq. ⊠ (59.40 sq.m)

Approximate Gross Internal Area = 164.20 sq m / 1767.43 sq ft Illustration for identification purposes only, measurements are approximate, not to scale.

Disclaimer

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