

# *Callaghans*

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

**7 Darley Avenue,**  
**Cheadle, SK8 4PQ**



**£500,000**

**Four Bedrooms**  
**Three Receptions**  
**Stunning Rear Garden**  
**Rooms Of Generous Proportions**  
**Private Drive and Garage**  
**Popular Location**  
**Ideal For A Growing Family/Busy Commuter**

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**An impressive four bedroom semi-detached family home of substantial size with private drive, garage and stunning rear garden. Situated in a desirable location close to Gatley village this home ideal for those in search of a forever home near to local amenities, schools, train station and motorway networks.**

**Living Room** 13' 6" x 12' 6" (4.11m x 3.81m) A large bay window floods the room with natural daylight, high ceilings, coving, carpeted flooring and pendent light fitting.

**Lounge** 16' 5" x 11' 3" (5.00m x 3.43m) Spacious lounge room leading via patio doors to the rear garden. Carpeted flooring, high ceiling, pendent light fitting, gas fireplace.

**Dining Room** 13' 6" x 10' 0" (4.11m x 3.05m) Generous sized dining room, carpeted flooring, large window facing to the side of the property, high ceiling, storage cupboard, leads through to the kitchen.

**Kitchen** 10' 2" x 9' 9" (3.10m x 2.97m) To the rear of the property the kitchen is in need of modernisation but functional, with door leading into the rear garden.

**WC** Small understairs WC comprising of toilet and hand wash basin.

**Bedroom Two** 13' 5" x 11' 9" (4.09m x 3.58m) To the front aspect of the property, large double glazed window, carpeted flooring and good ceiling height.

**Bedroom One** 16' 9" x 11' 5" (5.10m x 3.48m) Large bedroom to the rear aspect overlooking the beautiful garden, carpet flooring, good ceiling height, fitted sink and vanity unit.

**Bedroom Three** 10' 1" x 8' 4" (3.07m x 2.54m) To the rear aspect of the property, overlooking the rear garden, good ceiling height, storage cupboards ideal as a bedroom or home office.

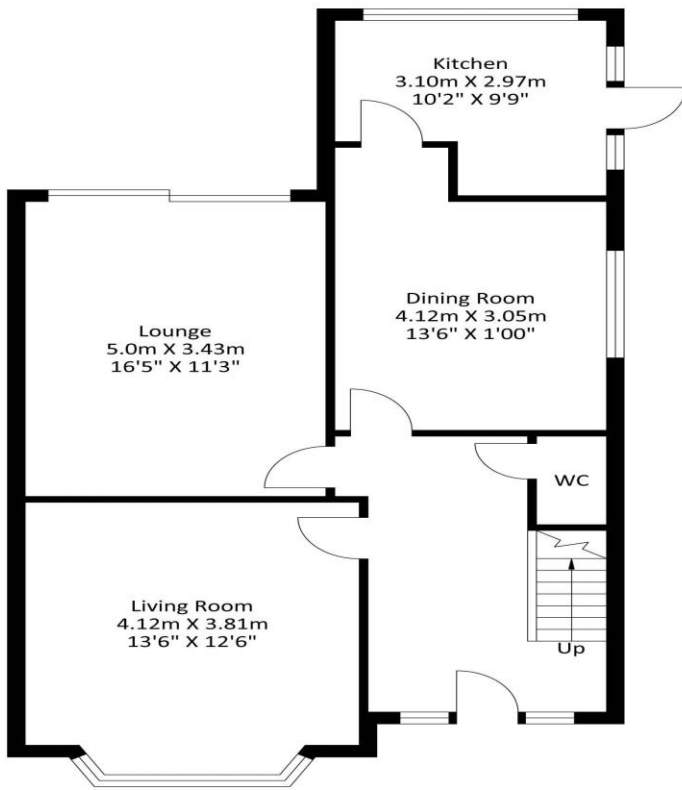
**Bedroom Four** 10' 2" x 8' 10" (3.10m x 2.69m) To the front aspect of the property, small double or large single, carpeted flooring, high ceiling.

**Bathroom** 7' 1" x 6' 0" (2.16m x 1.83m) In need of modernisation, currently comprises of small bath, separate shower cubicle, WC, sink and vanity unit.

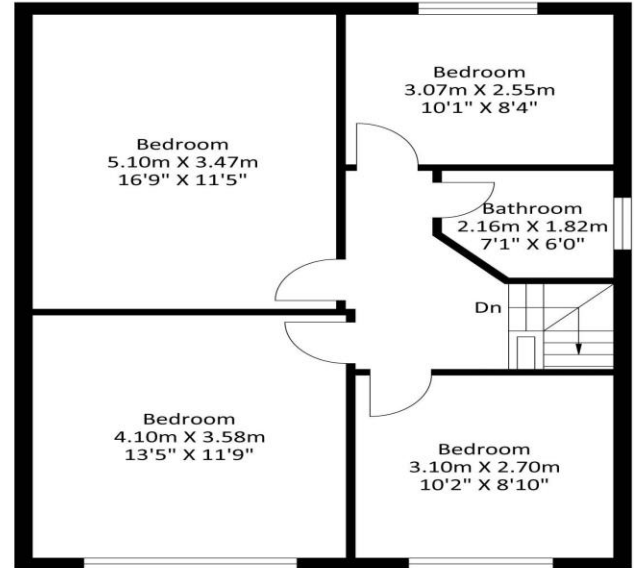
**External Front** Off road flag stoned parking for multiple vehicles leading to a single garage. Attractive front garden and entrance porch to the property.

**External Rear** Stunning rear garden separated into two segments, screened hedging and fencing. Mainly laid to lawn with an array of mature trees, shrubs and foliage.

## 7 Darley Avenue Gatley, SK8 4PQ



Ground Floor  
Approximate Floor Area  
755.62 sq. ft  
(70.20 sq.m)



First Floor  
Approximate Floor Area  
657.67 sq. ft  
(61.10 sq.m)

Approximate Gross Internal Area = 131.30 sq m / 1413.29 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**