

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

28 Oakwood Avenue, Gatley, SK8 4LR



£595,000

Spacious Semi-Detached Stunning Entertaining Kitchen Self contained Cellar Studio Garage, Gardens, Parking. Four Spacious Bedrooms Central Gatley Freehold Council Band E

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 Are you looking for your forever home in Gatley? If so, you won't want to miss this stunning semi-detached property that has everything you need and more. This house has been fully renovated to a high standard and offers a spacious and stylish living space that is perfect for entertaining. You will love the modern green kitchen with a breakfast island, where you can cook up a storm and chat with your guests. The kitchen flows into a large lounge area with a feature fireplace. From there, you can access the beautiful garden, which has a long lawn and a decking area where you can enjoy the sun or host a barbecue. The garden also has a detached garage and ample off-road parking for your convenience. To the front is a quiet lounge for the adults with feature fireplace and a bay window that lets in plenty of natural light.

But that's not all. This property also has a hidden gem: a converted cellar that has been turned into a studio flat with an en-suite bathroom and a utility room. This is ideal for guests, teenagers, or playroom. The studio flat has its own separate entrance, so you can have privacy and security.

On the first floor, you will find four spacious bedrooms with large windows that make them bright and airy. The family bathroom has a modern suite with an over-bath shower and sleek style.

The whole house has been decorated with neutral colours and quality flooring, giving it a fresh and elegant look.

This property is located in a sought-after area of Gatley, close to the village centre bars and shops. You will have everything you need within walking distance, including good schools, restaurants, and pubs. You will also benefit from easy access to public transport and major roads, making it convenient to commute to Manchester or the airport.

This is a rare opportunity to own a fantastic home in Gatley that has been renovated with such care and attention to detail. Don't miss out on this chance to make this your new home. Contact Callaghans today to arrange a viewing and see for yourself what this property has to offer.

Cellar Hallway 6' 5'' x 11' 9'' (1.95m x 3.59m)

Cellar Studio 10' 6" x 10' 8" (3.21m x 3.25m)

Cellar Bathroom 10' 7" x 3' 9" (3.23m x 1.14m)

Cellar Utility 10' 3'' x 4' 0'' (3.13m x 1.21m)

Downstairs W.C. 4' 9" x 5' 0" (1.44m x 1.53m)

Lounge 23' 11" x 15' 0" (7.3m x 4.58m)

Living Kitchen 23' 11" x 15' 0" (7.3m x 4.58m)

Sink Area 8' 4" x 4' 9" (2.55m x 1.46m)

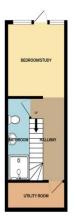
Bedroom One 12' 0" x 12' 11" (3.65m x 3.93m)

Bedroom Two 11' 11'' x 15' 0'' (3.62m x 4.57m)

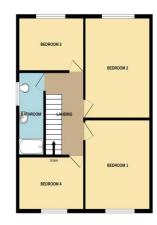
Bedroom Three 7' 8'' x 11' 6'' (2.34m x 3.51m)

Bedroom Four 11' 6" x 7' 10" (3.5m x 2.38m)

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 BASEMENT 280 sq.ft. (26.0-sq.rt.) approGROUND FLOOR \$74 st.ft. (\$2.6 stj.m.) approx. 1ST FLOOR 653 sq.ft. (60.6 sq.ft.) approx







TOTAL FLOOR AREA: 1607 sq.ft. (149.3 sq.m.) approx. White way atompt has been made to ensure the accuracy of the hospital costained here, measurement doors, wholes, consider, considering and any other times are advanced and the set of a source omission or min-statement. This pins for this fluctuative paraposes have have not be leaded as used by any prospective purchase. The service, signifiers and explances shown have not be leaded as used by any prospective purchase. The service, signifiers and explances shown have not be leaded and outpurch as to their operability or efficiency can be given. Made with therapies (2004)

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**