

Callaghans

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

25 Keswick Avenue,
Gatley SK8 4LE



£330,000

Spacious Living Room
Separated Dining Area
Conservatory
Study Room
Two Double Bedrooms
Fitted Wardrobes & Ensuite To Main Bedroom
Well Maintained Front & Rear Gardens
Off Road Parking & Single Garage

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 substantially sized detached bungalow with conservatory to the rear creating additional lounge area and study/storage. There are both front and back well maintained gardens plus off road parking for several vehicles as well as a single garage. The main bedroom has built-in wardrobes and an ensuite shower room. Located near to Gatley village where a range of amenities include shops for everyday needs, health centre, schools and rail travel from Gatley station including connections to the InterCity network.

Living Room 15' 8" x 11' 2" (4.77m x 3.40m) Spacious living room with fireplace with open plan style dining and access to the conservatory via patio doors.

Dining Room 9' 9" x 8' 8" (2.97m x 2.64m) Open from the living room the spacious dining room wraps through to the kitchen.

Conservatory 12' 10" x 12' 1" (3.91m x 3.68m) Offering a secondary lounge area the conservatory is spacious, bright, airy and partitioned to include the home office/storage room.

Office/Storage 12' 10" x 6' 4" (3.91m x 1.93m) The second part of the conservatory is currently being used as a home office space but could be utilised as storage/gym/hobby room.

Kitchen 10' 4" x 9' 5" (3.15m x 2.87m) Modern style kitchen with based and wall units, plenty of worktop space, built in dishwasher, built in electric oven/hob and has access to the side of the property which leads to the rear garden.

Bedroom One 15' 2" x 11' 3" (4.62m x 3.43m) To the front aspect, a substantially sized main bedroom with built-in bedroom storage and ensuite shower room.

Ensuite 7' 11" x 2' 8" (2.41m x 0.81m) Comprises of WC, Sink and single shower cubicle with electric shower.

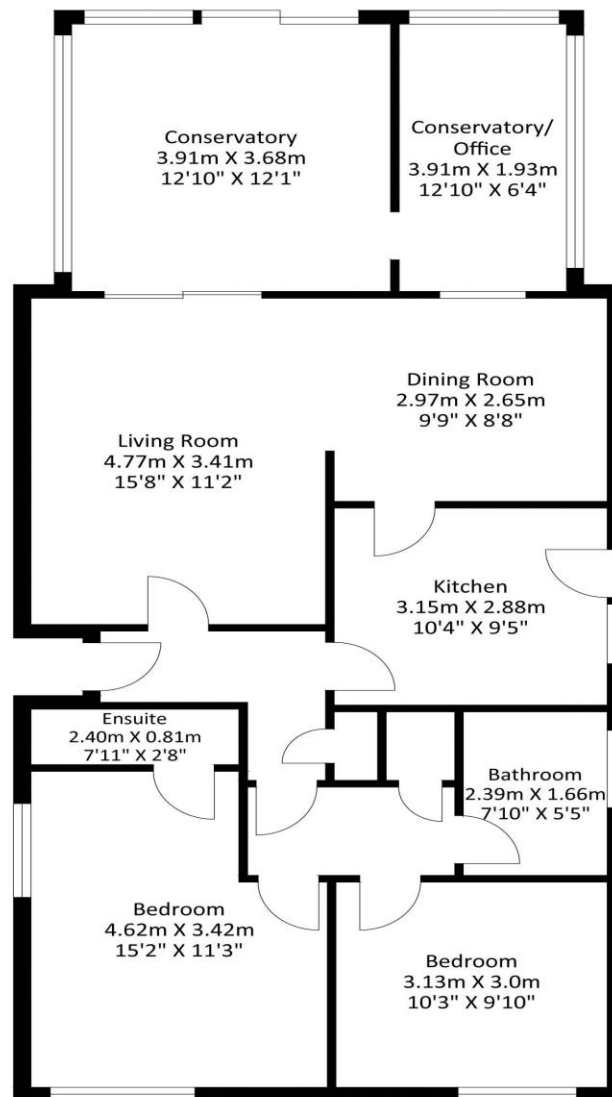
Bedroom Two 10' 3" x 9' 10" (3.12m x 2.99m) Good sized double bedroom to the front aspect of the property.

Bathroom 7' 10" x 5' 5" (2.39m x 1.65m) Comprising of WC, sink and bath tub with shower overhead.

Exterior Front Well maintained front lawned area aligned with flowers headed with an attractive Silver Birch Tree. Long driveway with parking for multiple vehicles leading to the single garage and main entrance.

Exterior Rear Well maintained rear garden fenced/hedged for privacy including mature trees and shrubs. Mainly laid to lawn there is a patio area and wooden decking as well as a garden shed for storage.

25 Keswick Avenue, Gatley SK8 4LE



Approximate Floor Area
1061.32 sq. ft
(98.60 sq.m)

Approximate Gross Internal Area = 98.60 sq m / 1061.32 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**