

<u>9 Park Road,</u> Cheadle,SK8 4HP



Offers Over £475,000

Exceptional Bungalow Three Bedrooms Open Plan Living Sun room Entertaining Kitchen and Garden Move in Condition 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

EXQUISITE DETACHED BUNGALOW. This substantial property has been updated to a high standard and can be considered as one of the best examples on the market at this time. Internally the living space is mainly open plan, creating a modern space ideal for entertaining family and friends, while retaining a cosy family feel. The lounge has a log burner as a main feature, The lounge opens into the sun-room, making the open space light and airy. From the sun-room's doorway you will enjoy the spacious mature garden with plenty of spaces for the family to relax in. The kitchen overlooks the garden and is fitted with a stylish cream gloss wall and floor units with plenty of appliances including the range hob and double oven. Adjoining the kitchen and lounge is the dining area completing a spacious family space. On the other side of the hallway is the bedroom area. At the end of the hallway is the modern tiled family bathroom with walk in shower, bidet and vanity sink, creating a showroom quality room. The bathroom can also be accessed from the master bedroom, again overlooking the garden. There is a double bedroom at the front and a spacious single or office in-between. To the front of the property is a paved garden with gates that could easily accommodate 6 to 8 cars. Located on one of the most popular roads in Gatley and surrounding area, this property has everything. Contact Callaghans now to see how you could be moving into your forever home.

Lounge 21' 6" x 12' 0" (6.56m x 3.65m)

Dining area 13' 9" x 9' 1" (4.2m x 2.77m)

Kitchen 11' 11" x 10' 10" (3.62m x 3.29m)

Family Bathroom 7' 10" x 9' 3" (2.38m x 2.81m)

Sun Room 10' 10" x 11' 11" (3.29m x 3.62m)

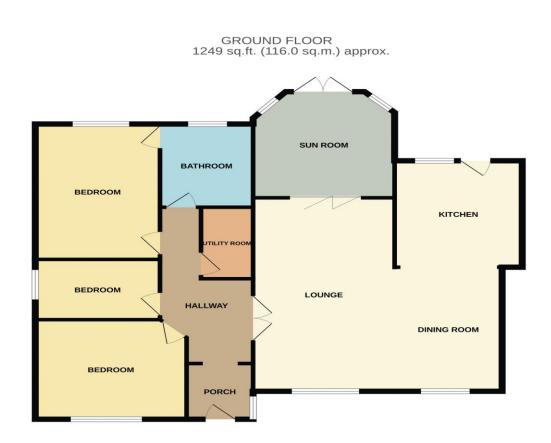
Bedroom One 11' 0" x 12' 10" (3.36m x 3.90m)

Bedroom Two 6' 9" x 10' 8" (2.05m x 3.24m)

Bedroom Three 10' 8'' x 15' 1'' (3.25m x 4.59m)

Utility room 4' 6'' x 7' 10'' (1.37m x 2.4m)

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TOTAL FLOOR AREA: 1249 sq.ft. (116.0 sq.m.) approx. While sever adverse has been inside to ensure the accuracy of the floorplan contained here, measurements of some several sector of the omassion or mis-attement. The plan is for flashtrate proposes only and should be used as such by any prospective purchase. The service, systems and appliances shown have not been tested and no guarantee as to the sector of the Mass with Mercage x2024.

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**