

# *Callaghans*

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

**3 The Aspens,**  
**Gatley, SK8 4BA**



**£125,000**

**Attractive Ground Floor Flat**  
**Light Open Plan Living/Dining Area**  
**Lounge with Bay Window Overlooking the Garden**  
**Good Sized Double Bedroom**  
**Allocated Off Road Parking Space**  
**No Onward Chain**  
**Ideal for First Time Buyer, Downsizer, Buy to Let Investor**

Callaghans Estate Agents  
46 Church Road, Gatley, SK8 4NQ  
Telephone: 0161 491 4000, Fax: 0161 491 55 44  
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Callaghans of Gatley are pleased to offer for sale this charming ground floor flat near Gatley Carrs and the centre of Gatley. The property is in a block of similar properties with its own parking space to complete the property. From the central hallway all rooms are accessed. The first is the bathroom with tiled walls, modern suite and over bath shower. Next is the double bedroom with built in wardrobe. At the end of the hall is the living area with a light open plan feel. The lounge has a large nook bay window, overlooking the garden and your parking space. The kitchen has an array of white floor and wall units, complementing the neutral décor. This property would be an ideal first foot on the property ladder or perhaps a good downsizing option. Contact Callaghans on 0161 491 4000 to find out more.

### **Entrance Hallway**

**Open Plan Living/Dining Room** 11' 5" x 9' 11" (3.48m x 3.02m)

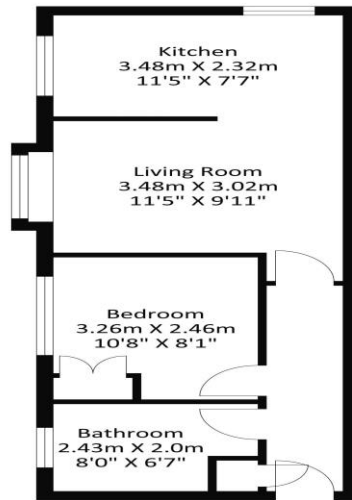
**Kitchen** 11' 5" x 7' 7" (3.48m x 2.31m)

**Bedroom** 10' 8" x 8' 1" (3.25m x 2.46m)

**Bathroom** 6' 7" x 8' 0" (2.01m x 2.44m)

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### 3, The Aspens Gatley, SK8 4BA



Ground Floor  
Approximate Floor Area  
413.33 sq. ft  
(38.4 sq.m)

Approximate Gross Internal Area = 38.4 sq m / 413.33 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**