## Callaghans

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

## 18 Styal Road, Cheadle, SK8 4JG



Offers Over £425,000

Substantial Semi-Detached
Three Double Bedrooms
Prominent Gatley Location
Front and Rear Gardens
Garage and Driveway
Potential to improve.
Freehold
Council Band E

Callaghans Estate Agents
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Callaghans are pleased to offer for sale this substantial three bedroom semi detached property. This is your chance to acquire a property you could mould into your forever home. Overlooking Gatley village and hill this property has it all. The checker board tiled hallway welcomes you with an elegant staircase. Off the hall is the spacious lounge with archway bay window filling the room with light. To the rear is the dining room that opens into the conservatory, again creating an airy space. The kitchen is spacious with wood floor and wall units, this will make a great family kitchen and entertaining hub. To the side of the kitchen is a utility room and downstairs toilet. On the first floor are three good double bedrooms. The front bedroom has a space off it that could be a stylish en-suite. The bathroom has a white suite with over bath shower and tiled walls. To the front of the property is a lawn and driveway leading into the commodious garage. The rear garden has a patio area and large banked lawn. With its size and location this is a potential dream move for your family.

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Lounge 13' 0" x 12' 2" (3.96m x 3.71m)
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**Dining Room** 13' 4" x 11' 1" (4.07m x 3.38m)

**Conservatory** 10' 2" x 10' 2" (3.1m x 3.1m)

**Kitchen** 12' 11" x 16' 3" (3.94m x 4.96m)

**Utility room** 7' 8" x 6' 5" (2.33m x 1.95m)

**Downstairs Toilet** 7' 8" x 6' 6" (2.33m x 1.98m)

Garden

**Family Bathroom** 8' 11" x 5' 11" (2.72m x 1.81m)

**Bedroom One** 13' 1" x 12' 2" (3.98m x 3.72m)

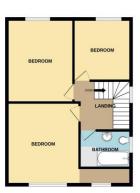
**En-suite** 8' 7" x 2' 9" (2.62m x 0.83m)

**Bedroom Two** 11' 2" x 13' 5" (3.40m x 4.1m)

**Bedroom Three** 9' 11" x 9' 11" (3.01m x 3.03m)

GROUND FLOOR 1092 sq.ft. (101.5 sq.m.) approx. 1ST FLOOR 555 sq.ft. (51.6 sq.m.) approx.





TOTAL FLOOR AREA: 1647 sq.ft. (153.1 sq.m.) approx.

Whilst every attempt, has been made to ensure the accuracy of the floorpian contained hires, measurements of doors, windows, comes and any other feren are approximate and no responsibility is later for any error, comission or min-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchase. The services, sprisms and applicances shown have not been lested and no guaranteely.

## Disclaimer:

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