

Callaghans

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

2 Malvern Avenue,
Gatley SK8 4HT



£425,000

Detached Bungalow
Modernisation Required
Large Attic Room with WC
Generous Sized Open-Plan Living/Dining Room
Well Presented & Maintained
2/3 Bedrooms
Double Driveway
Garage
Well Maintained Gardens

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A very well-maintained detached bungalow situated in a popular location close to Gatley Village, boasting a spectacular lounge/diner, three bedrooms and a large, converted attic room with ensuite WC. Externally the home is complimented by an attractive rear garden featuring a large, tiled patio overlooking a large lawn area.

Lounge/Diner 22' 5" x 21' 0" (6.83m x 6.40m) Substantially sized lounge/diner, an excellent space for entertaining the family. With patio doors leading onto the rear garden, carpeted flooring, high ceilings, feature fireplace with gas fire.

Kitchen 16' 8" x 9' 3" (5.08m x 2.82m) Long kitchen, well maintained, base and eye level units, an abundance of worktop space, double oven, gas hob, plumbing for washing machine and dishwasher, access to the rear garden via patio doors.

Bedroom One 14' 5" x 10' 1" (4.39m x 3.07m) To the front aspect of the property, the main bedroom has fitted wardrobes to one wall, carpeted flooring, high ceiling, large bay window flooding the room with natural daylight.

Bedroom Two/Study/Lounge 13' 3" x 11' 8" (4.04m x 3.55m) Formally used as a lounge area, this room is multi-functional has a large bay window, carpeted flooring and access via stairs to the attic room.

Attic Room 20' 2" x 19' 6" (6.14m x 5.94m) Substantially sized attic room with Apex ceiling suitable for a multitude of usages, currently used as guest bedroom and storage. Also, benefits from having an ensuite WC.

Ensuite WC 5' 10" x 2' 8" (1.78m x 0.81m) Comprising of WC, wash basin and storage cupboards.

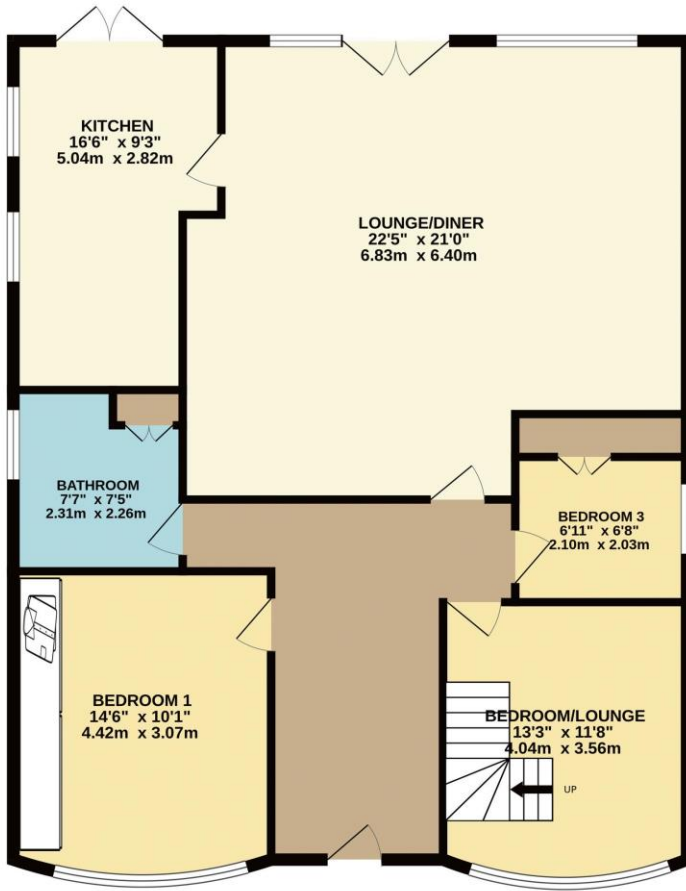
Bedroom Three 7' 8" x 6' 11" (2.34m x 2.11m) Single bedroom with built in wardrobe, carpeted flooring to the side aspect of the property.

Bathroom 7' 5" x 7' 7" (2.26m x 2.31m) Four piece bathroom suite, comprising of bath, shower cubicle, WC, wash basin and a storage cupboard.

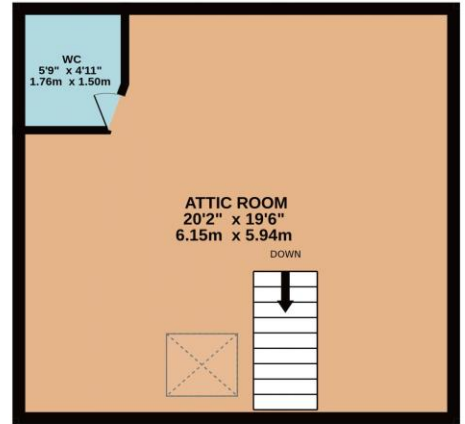
External Front Double sided driveway, parking for multiple vehicles, plus single garage, front garden area laid to lawn with shrubs and hedging.

External Rear Beautifully manicured rear garden laid to lawn area, patio seating areas, surrounded by matured trees shrubs and foliage.

GROUND FLOOR
1244 sq.ft. (115.5 sq.m.) approx.



1ST FLOOR
391 sq.ft. (36.3 sq.m.) approx.



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