

Callaghans

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

93 Altrincham Road,
Cheadle, SK8 4EF



£465,000

**An Extended Three / Four Bedroom Semi Detached House
Through Lounge**

Sitting Room / Bedroom Four

Good Sized Kitchen / Breakfast Room

Downstairs Shower room

Three Generous Sized Bedrooms

Shower Room And Separate WC

Off Road Parking

Rear Garden With Patio & Decked Areas

Callaghans Estate Agents

46 Church Road, Gatley, SK8 4NQ

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An extended three bedroom semi detached house close to Gatley village and all its amenities, easy access to all transport links. In brief the property comprises: Entrance hallway, through living room/dining room, sitting room, kitchen, downstairs shower room, three bedrooms, shower room and separate WC, rear garden with lawn, patio and decked areas, off-road parking and a garage. Council Tax Band D . EPC Rating C

Front Block paved driveway providing off road parking, a lawn area with a range of shrubs and bushes. Gate giving access to the rear of the property.

Entrance Hallway UPVC double glazed front door with obscured glass double glazed windows to the sides and above, tiled flooring, radiator and staircase leading to the first floor.

Living Room 27' 1" x 11' 0" (8.25m x 3.35m) Through living room with UPVC double glazed bay window to the front aspect, UPVC double glazed french doors with windows either side to the rear aspect. Feature fire, and two radiators.

Reception Room/ Bedroom 13' 0" x 8' 2" (3.96m x 2.49m) UPVC double glazed window to the front aspect and a radiator .

Inner Hall Storage Cupboard .

Downstairs Shower Room 80' 10" x 5' 5" (24.62m x 1.65m) Obscured glass UPVC double glazed window to the side aspect, shower cubicle, vanity unit with wash hand basin and low level WC. Part tiled walls and tiled floor.

Kitchen/ Dining Area

Kitchen Area 21' 8" x 8' 10" (6.60m x 2.69m) UPVC double glazed window to the rear aspect, a range of wall and base units with contrasting work tops and upstands, integrated dishwasher, integrated washing machine, integrated electric oven and microwave, five ring gas hob, space and plumbing for fridge freezer, inset ceiling lighting, understairs storage cupboard, tiled flooring and a radiator.

Dining Area 16' 1" x 8' 2" (4.90m x 2.49m) UPVC double glazed french doors and windows to the rear garden , tiled flooring and a radiator.

Landing Obscured glass UPVC double glazed window to the side elevation .

Bedroom One 13' 11" x 12' 10" (4.24m x 3.91m)UPVC double glazed bay window to the front elevation, fitted wardrobes, radiator and laminate floor.

Bedroom Two 13' 0" x 11' 1" (3.96m x 3.38m) UPVC double glazed window to the rear elevation, fitted wardrobes, radiator and laminate floor.

Bedroom Three 9' 7" x 8' 1" (2.92m x 2.46m) UPVC double glazed window to the front elevation, built in furniture and wardrobes and a radiator.

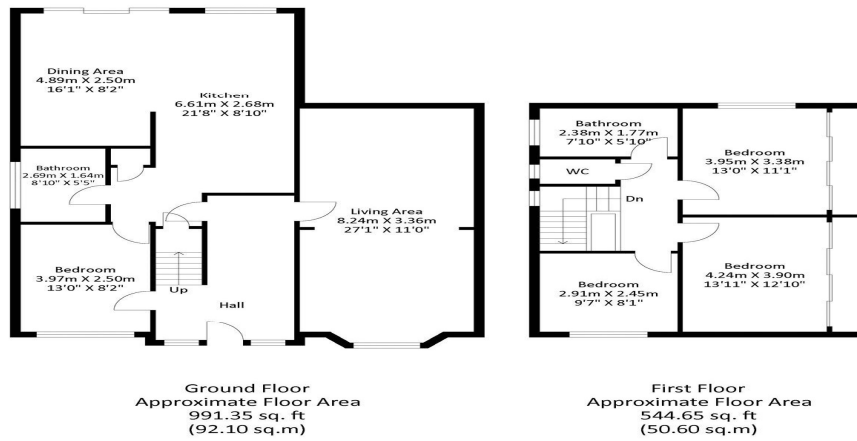
Shower Room 7' 10" x 5' 10" (2.39m x 1.78m) Obscured glass UPVC double glazed window to the side elevation, luxury corner shower cubicle, vanity unit with wash hand basin, low level WC, fully tiled walls, inset ceiling lighting and chrome ladder style radiator.

Separate WC UPVC double glazed window to the side elevation, low level WC with hand wash basin .

Rear Garden The rear garden is mainly laid to lawn with a brick paved patio area and a decked area, a range of shrubs and bushes, access to the front of the property via a wooden gate .

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Approximate Gross Internal Area = 142.70 sq m / 1536.0 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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