

Callaghans

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

15 Lawson Avenue,
Gatley SK8 4PL



£500,000

Stunning Modern Kitchen/Family Room
Beautifully Manicured Rear Garden With Outhouse
Stylish Interiors
Large Boutique Hotel Style Bathroom
Utility Room and Downstairs WC
Hive Heating System
Underfloor Heating To Downstairs
CCTV Security System
Popular Location

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This beautifully extended family home has been refurbished to a high standard and offers generous living accommodation including features ideal for modern day conveniences. The stunning kitchen/dining/living room combines comfort and style with vaulted ceiling and bi-folding doors to the garden. The kitchen is complete with central island, built-in appliances and the boutique hotel style bathroom will entice those who love an 'at home' spa session. The locality of this residence is well placed for schools, motorway networks, hospitals, Manchester airport, the city centre and is within close proximity to Gatley and Cheadle for local amenities.

Lounge 15' 0" x 13' 2" (4.57m x 4.01m) Spacious lounge, stylish decor, carpeted flooring, bay window including fitted blinds, chandelier light fitting, multi-fuel burner.

Living/Kitchen/Dining 25' 8" x 18' 6" (7.82m x 5.63m) Open-plan family living/dining/kitchen with underfloor heating and bi-fold doors opening to the rear garden. The kitchen features a central island complete with wine rack fridge and wine storage. Worktops mirror flecked Quartz and all cabinetry units and drawers are soft close. Integrated appliances include Beko dishwasher, microwave, induction hob with 5 plate plus warming plate, electric oven and fan oven and grill. The Belfast sink contains a pressure hose tap. The flooring is LVT tiles throughout the room. There is a designated dining area, triple skylights and exposed feature brick wall to the seating area.

Utility 6' 1" x 5' 0" (1.85m x 1.52m) Worcester Bosch boiler, fitted storage cabinets, plumbing for washer and dryer, underfloor heating.

Downstairs WC The WC comprises of a toilet, sink with vanity unit, LVT flooring and underfloor heating.

Bedroom 1 13' 7" x 11' 10" (4.14m x 3.60m) The main bedroom is to the front aspect of the property with bay window including fitted blinds, fitted wardrobes, modern light fitting and carpeted flooring.

Bedroom 2 11' 10" x 11' 1" (3.60m x 3.38m) To the rear aspect overlooking the rear garden, this double bedroom has fitted wardrobes, large window including blinds and carpeted flooring.

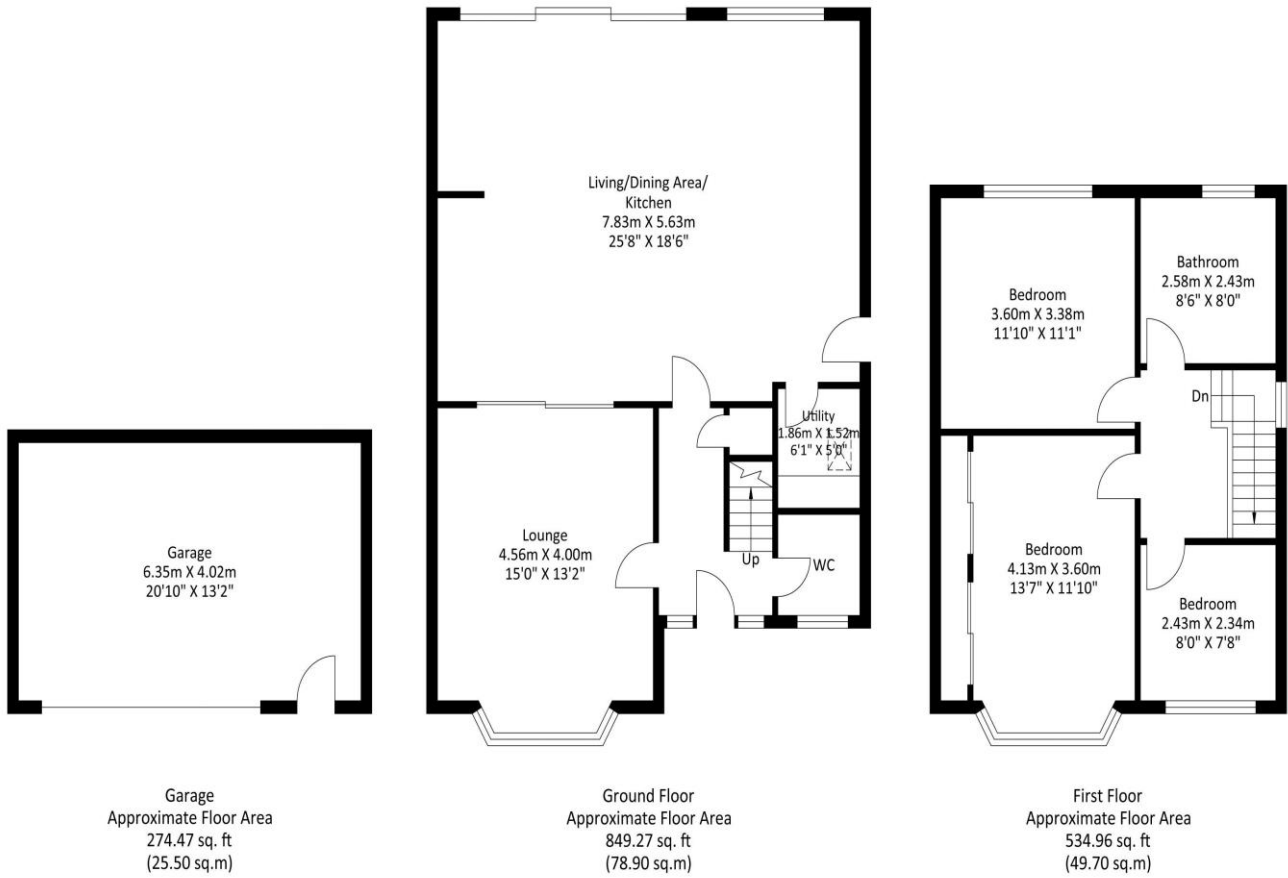
Bedroom 3 8' 0" x 7' 8" (2.44m x 2.34m) To the front aspect, this room offers a large window including fitted blinds, carpeted flooring.

Bathroom 8' 6" x 8' 0" (2.59m x 2.44m) Larger than average modern bathroom, complete with fully tiled walls and matching flooring, enclosed bath, separate shower cubicle with mixer shower featuring a luxurious rainfall style head and a separate handset, toilet, sink with vanity unit, heated towel rail and additional towel storage shelves.

Exterior Front The entrance to the property is gated with private driveway for multiple vehicles and gated access to the rear garden.

Exterior Rear Beautifully manicured rear garden, mainly laid to lawn with mature trees, shrubbery and fencing. The patio area is ideal for alfresco entertaining, there is an outhouse to the rear of the garden ideal for additional storage or potential home office building. There is a hot and cold water tap for convenience.

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Approximate Gross Internal Area = 154.10 sq m / 1658.70 sq ft

Illustration f

not to scale.

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