

Callaghans

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

10 Ennerdale Drive,
Gatley, SK8 4RX



£375,000

No Chain

Close To Gatley Village

Near To Schools

Sought After Location

Scope To Extend (STPP)

South-West Facing Rear Garden

Carport and Single Garage

Callaghans Estate Agents

46 Church Road, Gatley, SK8 4NQ

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This well maintained detached bungalow is situated in a sought after area in Gatley, on a peaceful residential estate, close to schools, motorway links and has scope for extending upwards (STPP). Deceptively spacious, this home offers three bedrooms, two of which have fitted wardrobes, large living area which opens to the dining area plus access to the conservatory, kitchen and bathroom with separated WC. The property would benefit from some cosmetic updating. The South-West facing garden will appeal to those who enjoy the outdoors and the driveway, carport and single garage offers plenty of parking for several vehicles.

Living Room 14' 10" x 11' 1" (4.52m x 3.38m) The spacious living room is carpeted with wall and ceiling lights, a feature gas fireplace, opens through to the dining room and has access to the conservatory via patio doors.

Dining Room 8' 7" x 10' 5" (2.61m x 3.17m) The dining room flows through from the living room and has access to the kitchen. The carpeting is extended from the living room and there is a large rear window with a view over the rear garden.

Conservatory 8' 5" x 11' 6" (2.56m x 3.50m) The lean-to style conservatory has corrugated roof and offers plenty of light leading from the living room, also allowing access to the rear garden.

Kitchen 10' 5" x 8' 11" (3.17m x 2.72m) The immaculate kitchen has base and wall mounted units with contrasting worktops, built in electric oven/gas hob and has access to the garden and hallway.

Bedroom One 11' 10" x 11' 1" (3.60m x 3.38m) Bedroom one is of a good size with built in wardrobes & units and front facing aspect.

Bedroom Two 11' 9" x 9' 5" (3.58m x 2.87m) Bedroom two has a front facing aspect and fitted wardrobes.

Bedroom Three 9' 4" x 7' 9" (2.84m x 2.36m) A large single or small double bedroom to the side aspect of the property.

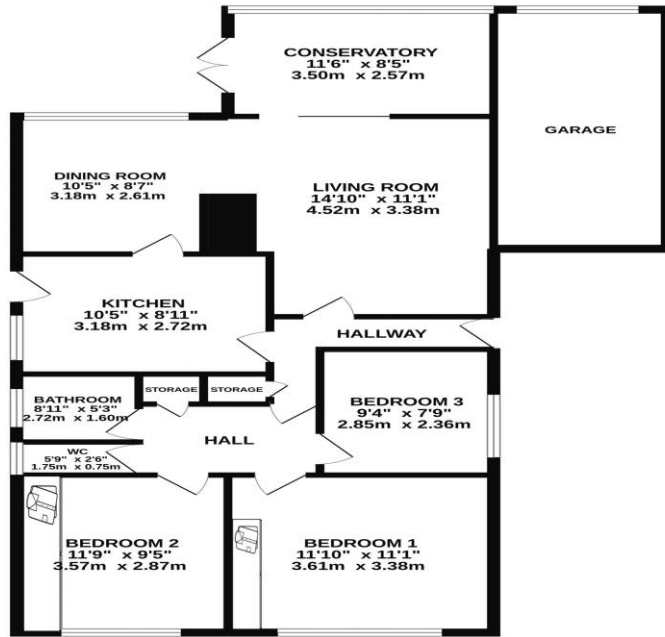
Bathroom 4' 11" x 5' 3" (1.50m x 1.60m) The bathroom has tiled walls, bath with shower above and wash basin with unit and frosted glassed window.

WC 5' 9" x 2' 6" (1.75m x 0.76m) The WC is separate from the bathroom with toilet and hand wash basin.

Exterior To the front of the home is a small lawned garden with decorative planting, side access to the rear garden, driveway, carport and single garage. The private rear garden is fenced to one side and hedged to the rear and left hand side. There is a patio area for alfresco entertaining and access to the front of the property, with space for bin storage.

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GROUND FLOOR
1038 sq.ft. (96.4 sq.m.) approx.



TOTAL FLOOR AREA: 1038 sq.ft. (96.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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