

Callaghans

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

26 Cedar Road,
Gatley, SK8 4LZ



£400,000

**Spacious Semi-Detached
Detached Garage
Driveway
Large Garden
Able to improve value
Downstairs WC**

Callaghans Estate Agents
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***** SPACIOUS SEMI-DETACHED ** LARGE GARDEN ** THREE BEDROOMS ** TWO RECEPTIONS ** GARAGE AND DRIVEWAY ***** Calaghans of Gatley are pleased to offer for sale this spacious semi-detached property close to Gatley centre. The property is in a good condition for you to make this your forever home. To the front is the drive with the added benefit of a detached garage for storage or your special vehicle. From the welcoming hallway you can access all ground floor rooms. The front lounge has a large bay window lighting the room. To the rear is the dining room with patio door leading into the spacious rear garden. The garden is south east facing and has mature planting. The kitchen has an array of white floor and wall units with inset sink, with access to the garage from the side of the house. On the first floor is the Master bedroom to the front. A second Double bedroom to the rear and a smaller third bedroom at the front. There is a separate toilet and a bathroom with walk in shower. Also off the landing is a store room or home office. Given the condition and location of this property we would expect a lot of interest in it, Contact the office today to arrange your viewing.

Lounge 14' 1" x 13' 11" (4.29m x 4.24m)

Dining Room 12' 10" x 12' 10" (3.91m x 3.91m)

Kitchen 9' 3" x 9' 3" (2.82m x 2.82m)

Downstairs WC

Garden

Master bedroom 14' 1" x 12' 3" (4.29m x 3.73m)

Second Bedroom 12' 11" x 12' 11" (3.93m x 3.93m)

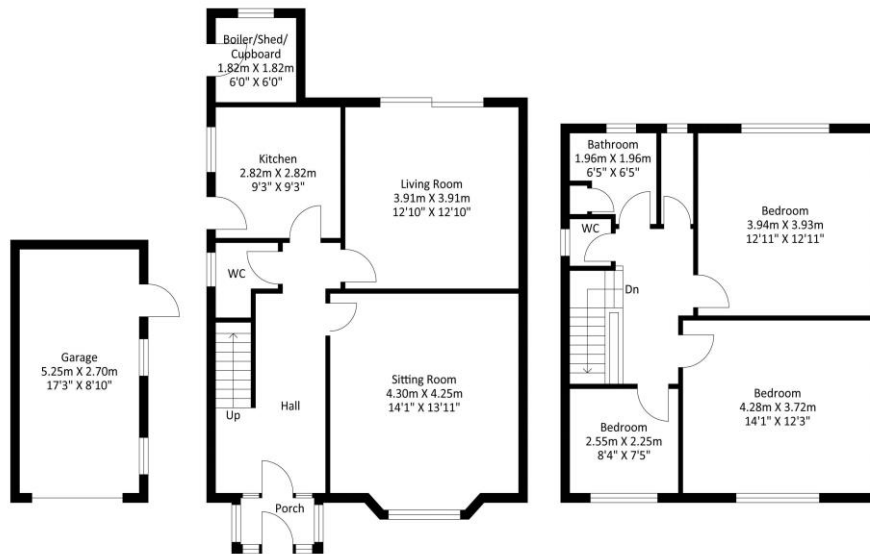
Third Bedroom 8' 4" x 7' 5" (2.54m x 2.26m)

Toilet

Bathroom 6' 5" x 6' 5" (1.95m x 1.95m)

Storeroom

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Ground Floor
 Approximate Floor Area
 835.27 sq. ft
 (77.60 sq.m)

First Floor
 Approximate Floor Area
 569.41 sq. ft
 (52.90 sq.m)

Approximate Gross Internal Area = 130.50 sq m / 1404.69 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

Disclaimer:

These particulars, whilst believed to be accurate are set out as a general guideline only or guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation or fact, but must satisfy themselves by inspection or otherwise as to their accuracy. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, including gas central heating and so cannot verify they are in working order or fit for their purpose. Further more solicitors should confirm movable items described in the sales particulars are, in fact included in the sale since circumstances do change during marketing or negotiations. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore if intending purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT**