

# *Callaghans*

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

**4 Priest Avenue,**  
**Gatley, SK8 4JW**



**£525,000**

**No Upper Chain**

**Versatile Extended Accommodation**

**Generous Room Proportions**

**Modernisation Required**

**Low Maintenance Rear Garden**

**Single Garage And Off Road Parking For Multiple Vehicles**

**Situated On A Tree Lined Cul-De-Sac**

**Close Proximity To Gatley Centre**

Callaghans Estate Agents

46 Church Road, Gatley, SK8 4NQ

Telephone: 0161 491 4000, Fax: 0161 491 55 44

Website: [www.callaghansltd.com](http://www.callaghansltd.com) Email: [admin@callaghansltd.com](mailto:admin@callaghansltd.com)

**Situated on a tree lined cul-de-sac, this four bedroomed detached home offers versatile living accommodation, generous room proportions, a single garage, off road parking for multiple vehicles and low maintenance rear garden. This property offers a superb opportunity to be developed into a high-class family residence once modernised. Located close to the centre of Gatley village where a range of amenities include shops for everyday needs, health centre, schools and rail travel from Gatley station including connections to the InterCity network.**

**Living Room** 20' 1" x 11' 7" (6.12m x 3.53m) A large room spanning the length of the property, large bay window to front aspect and patio doors to the garden, feature gas fireplace with beautiful stone surround, chandelier light fitting and lino flooring.

**Dining Room** 12' 7" x 10' 8" (3.83m x 3.25m) To the rear of the property, large bay window overlooking to garden, lino flooring.

**Kitchen** 15' 0" x 6' 11" (4.57m x 2.11m) Fitted kitchen with built-in oven and hob, pantry, lino flooring, access to the utility.

**Utility** 9' 11" x 6' 5" (3.02m x 1.95m) Fitted units, worktops and sink. Plumbing for washing machine and dryer. Access to the rear garden.

**Bedroom One** 19' 11" x 9' 8" (6.07m x 2.94m) Spanning the full length of the property with large windows to the front and rear. Carpeted flooring and fitted wardrobes.

**Bedroom Two** 11' 8" x 8' 7" (3.55m x 2.61m) To gain access to the main bedroom this room has to be passed through making this an ideal space for a dressing room.

**Bedroom Three** 11' 7" x 10' 10" (3.53m x 3.30m) To the front of the property with large bay window, carpeted flooring and fitted wardrobes.

**Bedroom Four** 10' 9" x 10' 1" (3.27m x 3.07m) To the rear of the property, this room is a good sized single bedroom or would make a good home office space.

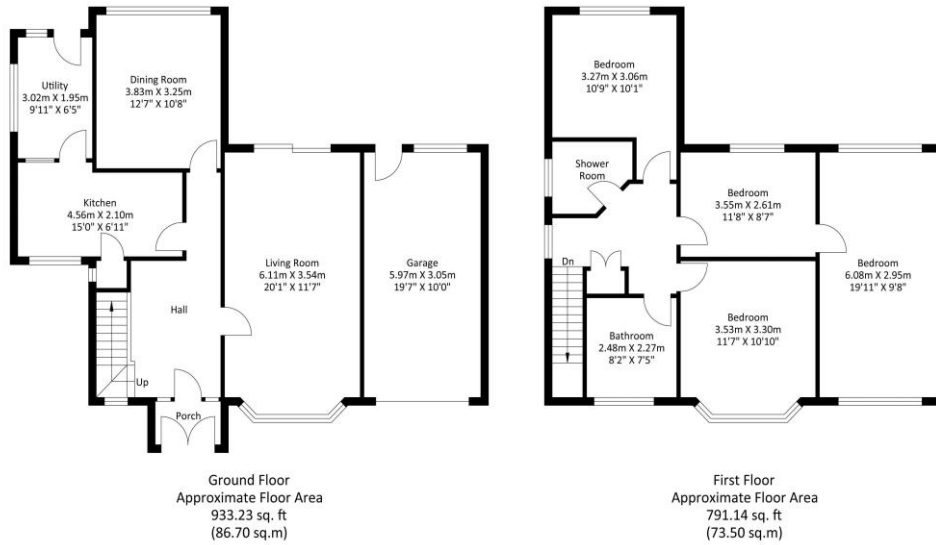
**Bathroom** 8' 2" x 7' 5" (2.49m x 2.26m) Spacious main bathroom currently comprising of a corner bath with shower overhead, WC and sink.

**Shower Room** Comprising of a shower cubicle, WC and sink.

**Rear Garden** Mainly laid to lawn the garden is very private, hedged for privacy and includes mature trees. There is a stone flagged area for external dining/entertaining.

**Exterior Front** The single garage is attached and offers access to the rear garden, there is off road parking for several cars and the ornamental trees to the front offer privacy.

## 4 Priest Avenue, Gatley, SK8 4JW



Approximate Gross Internal Area = 160.20 sq m / 1724.37 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**