

# *Callaghans*

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

## **28 Homebeck House,** **Gatley, SK8 4NF**



**£85,000**

**A One Bedroom First Floor Retirement Apartment**  
**Spacious Living/Dining Room**  
**Fitted Kitchen**  
**Three Piece Bathroom**  
**UPVC Double Glazing**  
**Entry System Installed & Resident House Manager**  
**Attractive Mature Landscaped Gardens**  
**Guest Suite Available**

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**This spacious one bedroom first floor retirement apartment is within walking distance of Gatley Village and all its amenities. In brief the property comprises: private entrance, living/dining room, kitchen, double bedroom with built-in wardrobe, storage cupboard in hall and bathroom. The development benefits from a house manager, residents lounge, communal laundry facilities, lift access, well maintained communal grounds and off-road parking for residents & visitors.**

**Communal Entrance Hall** Inviting Communal Entrance. Access to lift and stairs to upper floor .

**Entrance Hall** Telephone entry system, cupboard providing ample space for storage and an electric storage heater.

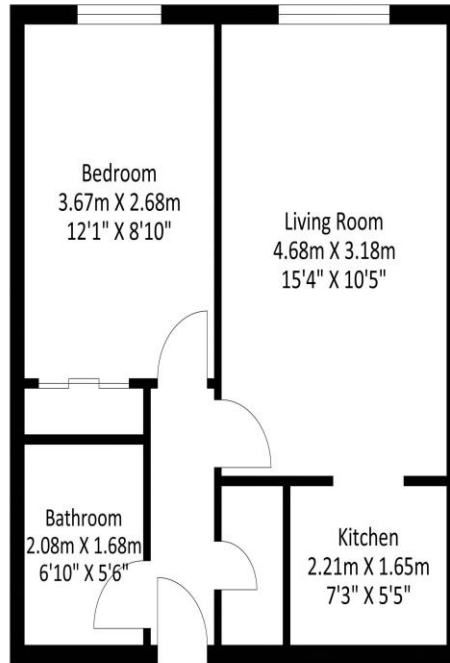
**Living/Dining Room** 15' 4" x 10' 5" (4.67m x 3.17m) UPVC double glazed window, electric storage heater, telephone point, television point, two wall light points.

**Kitchen** 7' 3" x 5' 5" (2.21m x 1.65m) A range of wall and base units with contrasting work tops, extractor fan, stainless steel sink and drainer, space for cooker and space for refrigerator .

**Bedroom** 12' 1" x 8' 10" (3.68m x 2.69m) UPVC double glazed window to the rear, built in wardrobes and an electric heater.

**Bathroom** 6' 10" x 5' 6" (2.08m x 1.68m) Panelled bath, low level WC, vanity unit with wash basin, tiled walls, extractor fan and electric wall heater.

28 Homebeck House, Gatley, SK8 4NF



Approximate Floor Area  
412.25 sq. ft  
(38.30 sq.m)

Approximate Gross Internal Area = 38.30 sq m / 412.25 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**