## Callaghans

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

## 30 Conway Road, Cheadle Hulme, SK8 6DB



£365,000

Large Detached
Integrated Garage
Three Bedrooms
Overlooking School
Gardens and Driveway
Large Family Kitchen

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\*\* LARGE DETACHED \*\* INTEGRATED GARAGE, GARDENS AND DRIVE. \*\* OVERLOOKING SCHOOL GATES \*\* THREE BEDROOMS \*\* Don't miss this opportunity to own a spacious three bedroom detached property in a sought-after location across from Cheadle Catholic School. This home boasts a generous lounge with plenty of natural light, a large dining kitchen with modern floor and wall units, and a downstairs toilet. Upstairs, you will find three roomy bedrooms with fitted wardrobes, a bathroom with over bath shower, and a separate toilet room. The property also has an integrated garage and gardens front and rear. There is a rear sun-room with patio doors opening into the garden. This could be your next great family home in a popular area with good transport links and shopping outlets nearby.

**Lounge** 18' 2" x 13' 11" (5.53m x 4.23m)

**Dining Kitchen** 18' 2" x 10' 11" (5.53m x 3.34m)

**Sunroom** 9' 0" x 9' 11" (2.74m x 3.03m)

**Downstairs W.C.** 5' 10" x 3' 3" (1.78m x 0.98m)

**Garage** 17' 6" x 10' 4" (5.34m x 3.14m)

**Bathroom** 5' 5" x 9' 10" (1.66m x 3m)

**Bedroom One** 11' 2" x 12' 6" (3.4m x 3.8m)

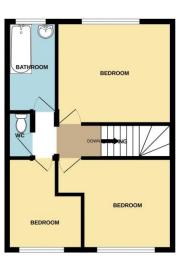
**Bedroom Two** 10' 10" x 11' 9" (3.31m x 3.59m)

**Bedroom Three** 7' 3" x 7' 10" (2.2m x 2.4m)

**Toilet** 5' 0" x 2' 9" (1.53m x 0.85m)

GROUND FLOOR 735 sq.ft. (68.3 sq.m.) approx. 1ST FLOOR 438 sq.ft. (40.6 sq.m.) approx.





TOTAL FLOOR AREA: 1172 sq.ft. (108.9 sq.m.) approx

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## 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