

DELISA MILLER



Superb location overlooking Gatley Green conservation area

Situated Within Walking Distance of Gatley Primary School & Train Station

Three bedrooms and two reception rooms and cellars

Gardens to the front and rear of the property

Offered with no chain and vacant possession



Gatley Green
Cheadle, SK8 4NF

£285,000

Lounge 13' 4" x 10' 8" (4.06m x 3.25m)

Composite front door with double glazed leaded glass lights, Upvc double glazed window, cast iron fireplace with an opening for a real fire. wall mounted radiator and stripped timber flooring.

Inner hall

Stairs to first floor and light

Dining room 13' 5" x 10' 10" (4.09m x 3.30m)

Upvc double glazed window, wall mounted radiator, recess area leading into cellars, door leading into the kitchen and light point.

Kitchen 7' 8" x 6' 5" (2.34m x 1.95m)

Kitchen is fitted with a range of eye level and base level matching wooden units, sink inset with drainer and mixer tap, roll top work surfaces, gas and electric power points, splash back tiling, ceramic tiled flooring, single radiator, room for a fridge freezer and Upvc double glazed window.

Sun room/conservatory 8' 0" x 6' 0" (2.44m x 1.83m)

Feature exposed walls, Upvc double glazed french doors to the rear garden, ceramic tiled flooring and light point.

First floor landing

Bedroom One 11' 0" x 10' 2" (3.35m x 3.10m)

Upvc double glazed window, double radiator and stripped wooden flooring.

Bedroom Two 13' 5" x 7' 0" (4.09m x 2.13m)

Bedroom Three 7' 10" x 6' 6" (2.39m x 1.98m)

Upvc double glazed window, double radiator and stripped wooden flooring.

Bathroom

Contemporary white suite, comprising shaped bath with

chrome shower over and curved shower screen, vanity unit incorporating wash basin, low level toilet, laminate wood effect flooring, complementary tiled walls, chrome tiled radiator.

cellars 13' 10" x 10' 10" (4.21m x 3.30m)

Externally

To the rear of the property is a enclosed courtyard enjoying a good degree of privacy with block paved area and shaped stone chipping area with wall surround enhanced with varied shrubs, fencing to the side and rear. To the front is a well stocked garden and low maintenance with shrubs and bushes .



GROUND FLOOR
APPROX. FLOOR
AREA 385 SQ.FT.
(35.7 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 334 SQ.FT.
(31.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 719 SQ.FT. (66.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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