



34 Buttermere Road  
Gatley SK8 4RH  
O.I.R.O £470,000



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# 34 Buttermere Road Gatley SK8 4RH

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A FREEHOLD, Three/Four Bedroom, Extending, Detached Bungalow.

Built by Sunley, and extended to the rear by the present owner, this bungalow offers the following: Entrance Hall, L Shaped Lounge/Dining Room, Fitted Modern Kitchen, Orangery, Utility Room, Study/Fourth Bedroom, Three Further Bedrooms, Bathroom/WC. Outside are gardens to both the front and rear.

Buttermere Road lies off St Ann's Road North on the Lakes Estate which is a highly sought after development. Both Gatley and Heald Green villages, both with train stations, are close by. Other centres are easily accessed. Both the M56/M60 motorways and Manchester Airport are within a few miles.

This is a lovely Bungalow offering greatly enhanced living space at a sensible asking price.

- Gas Central Heating
- PVCU Double Glazing
- Cavity Wall Insulation
- Orangery
- Study/Bedroom Four
- Three Bedrooms
- Utility Room
- Freehold

Entrance Hall L Shaped  
11'4" x 2'9" to 6' x 2'7"  
Built in Cupboard

Lounge/Dining Room L Shaped  
22'1" max x 21'7"

Orangery  
9'3" x 9'2"  
Tiled Floor, Door to Garden

Study/Bedroom Four  
11'8" x 8'7"

Kitchen  
12'2" x 9'8"  
Fitted White Units, Integrated Oven and Grill  
Gas Hob, Extractor Hood

Utility Room  
9'1" x 6'5"  
Plumb for Washing Machine, Sink Unity, Rear Door

Inner Hallway  
8'8" x 7'6"  
Built in Cupboard plus Loft Access

Bedroom One  
11'5" x 10'7"

Bedroom Two  
11'3" x 9'

Bedroom Three  
8'1" x 7'7"

Bathroom/WC  
7'8" x 5'  
Floor and Wall Tiling, Panelled Bath plus Shower Over.  
Wash Basin, Low Level WC.

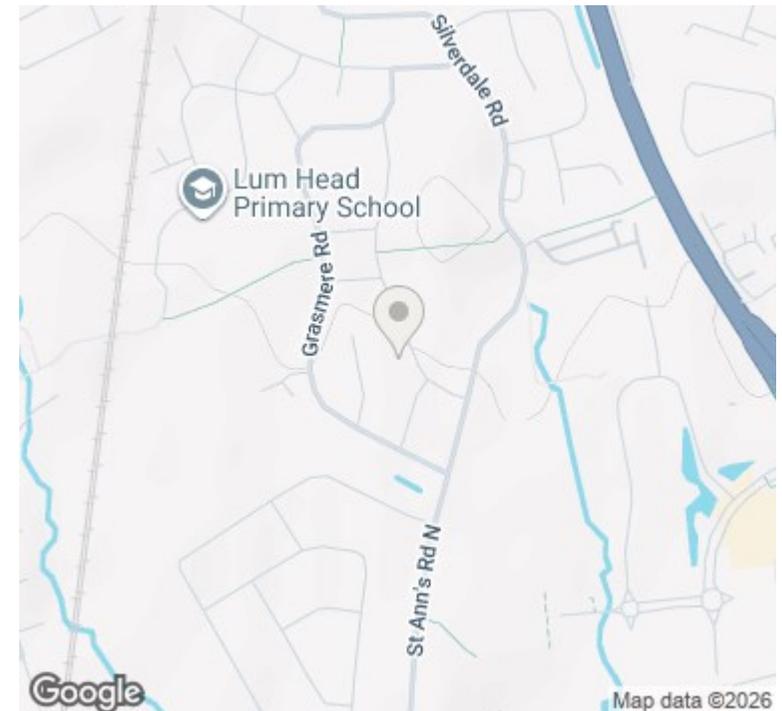
Outside  
Gardens to the front and rear with driveway, lawns, flowerbeds, fencing, shrubs etc.



Tenure: Freehold  
Council Tax: SMBC D



To view this property call Main & Main on 0161 437 1338



Special Note - The price is correct at the time of going to print, we advise customers to enquire the price of specific properties prior to viewing. We reserve the right to amend/improve the specification at any time. Any special offer relating is offered at the asking price stated and is subject to terms and conditions.

NB - The services, appliances and heating systems have not been tested and therefore no warranty can be given or implied as to their working order. They should therefore be verified on survey by any prospective purchaser. All measurements are approximate.

Tenure - To be confirmed with a solicitor at point of sale.

Call Monitoring System - Please note that all our calls are recorded for monitoring and training purposes.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>

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