



9 Keswick Avenue
Gatley SK8 4LE
O.I.R.O £525,000

**MAIN
M&IN**
SALES · LETTINGS · AUCTIONS



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Standing on an elevated corner plot with superb views towards Manchester City Centre and the hills beyond, this detached residence is certain to appeal to family purchasers in particular.

Originally built as a four bedroom house, the property has been extended and modified to create excellent, versatile living space.

The property comprises: Reception hallway with storage, a spacious living room with feature fireplace and archway leading to a central dining area. This space opens to a fantastic modern garden room with glass lantern roof.

There is a fitted kitchen, plus a pantry/store, downstairs WC and a useful storage room/workshop.

To the front of the house there is another large reception room currently utilised as a study but this could alternatively be a fourth double bedroom.

To the first floor a landing gives access to a master bedroom with windows providing a superb dual aspect with far reaching views. The second and third bedrooms are also well-proportioned doubles. A shower room/WC and a family bathroom/WC complete the accommodation.

There are two wide block-paved driveways – one at the front and one at the side, leading in turn to a large double garage with electric up/over door.

Gardens are laid to the front and side of the house, whilst to the rear is a private enclosed garden which is paved for ease of maintenance.

The Lakes Estate offers excellent access to amenities, transport networks and sought-after schools for all age groups.

This is an impressive property which has been well cared for by the current owner. These homes are always sought-after and an internal inspection is essential in order to fully appreciate what is on offer here.

- Gas Central Heating
- PVCU Double Glazing
- Four Bedrooms
- Three Reception Rooms
- Two Bathrooms
- Downstairs WC
- Attractive Gardens
- Two Driveways
- Double Garage
- Viewing Essential

Reception Hallway
7'7" max x 13'1" max

Living Room
12'11" max x 15'9" max

Dining Room
12'11" x 8'6"

Garden Room
10'1" x 16'9"

Kitchen
11'8" x 8'5"

Rear Hall/ Pantry Store
8'3" x 2'8"

Downstairs WC
8'3" x 2'8"

Store/Workshop
5'9" x 12'10"

Bedroom Four/Study
8'0" x 15'7"

First Floor Landing

Bedroom One
14'5" red to 13'0" x 8'9"

Bedroom Two
8'7" x 9'8" to fitted robes

Bedroom Three
8'3" x 11'10"

Bathroom/WC
5'5" x 7'5"

Shower Room/WC
8'2" max x 8'3" max

Double Garage
16'2" x 17'3"

Externally
Gardens to three sides. Two driveways.



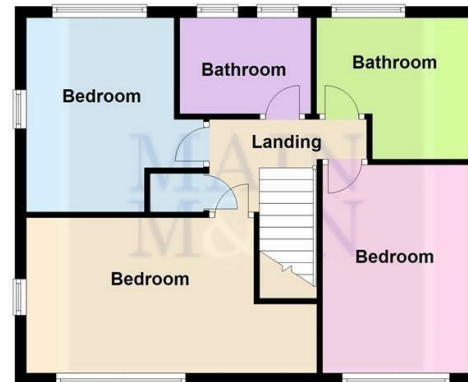
Tenure: Freehold
Council Tax: Stockport F



Ground Floor



First Floor



For illustration purposes only, not to scale.
Plan produced using PlanUp.



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.

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