



143 Gatley Road
Gatley SK8 4PD
Offers Over £600,000

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Offers Over £600,000

Representing a rare opportunity to acquire a spacious extended detached residence on a corner plot, this traditional home offers spacious accommodation which would now benefit from some further updating.

An entrance porch leads to a wide reception hallway with decorative panels and an attractive turning staircase. There is a cloakroom with a separate downstairs WC. The property features spacious rooms which offer a good degree of versatility.

An attractive living room with bay window fronts the house. To the rear is an extended sitting room which overlooks the rear garden. There is a spacious family room which opens on to the dining kitchen.

To the first floor is a landing which leads to the four well-proportioned bedrooms and a family bathroom.

The house stands on a corner garden plot, with two driveways which are accessed from Delamere Road. There is a detached garage to the rear, with gardens alongside the house.

This is a property which is certain to appeal - The location is highly sought-after, due to the convenient position with excellent access to transport networks, amenities and schools.

There is considerable potential for the new owners to put their own stamp upon the house to create a most impressive residence. An internal inspection will be required in order to fully appreciate this opportunity.

- Gas Central Heating
- Double Glazing
- Further Updating Required
- Extended Accommodation
- Four Bedrooms
- Three Reception Rooms
- Large Corner Plot
- Gardens to Three Sides
- Two Driveways & Detached Garage

Entrance Porch

Reception Hallway
11'1 x 7'4 max

Cloakroom
6'1 x 4'1

Downstairs WC
6'1 x 4'1

Living Room
13'5 into bay x 14'2

Sitting Room
24'4 x 12'7

Family Room
10'9 x 14'2
Open to:

Dining Kitchen
14'0 x 13'8

Rear Vestibule
4'1 x 2'9

First Floor Landing

Bedroom One
15'3 into bay x 12'5 red to 10'1 to fitted wardrob

Bedroom Two
14'1 into rear bay x 12'2 red to 10'4 to fitted wa

Bedroom Three
10'11 x 8'8 plus 9'3 x 3'10

Bedroom Four
7'9 x 9'5

Bathroom
11'4 x 6'5 red to 5'3

Externally
Gardens to three sides.
Block-paved front driveway.
Access through gates from Delamere Road to rear driveway and garage.

Detached Garage
19'10 x 9'9



Tenure: Freehold
Council Tax: SMBC E



143 Gatley



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

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Environmental Impact (CO₂) Rating

Rating	Description
1 (92 plus)	Very environmentally friendly - lower CO ₂ emissions
2 (81-91)	
3 (69-80)	
4 (55-69)	
5 (39-54)	
6 (21-38)	
7 (1-20)	Not environmentally friendly - higher CO ₂ emissions

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Energy Efficiency Rating

Rating	Description
1 (92 plus)	Very energy efficient - lower running costs
2 (81-91)	
3 (69-80)	
4 (55-69)	
5 (39-54)	
6 (21-38)	
7 (1-20)	Not energy efficient - higher running costs

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

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

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.

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 to the asking price stated

