

16 Mount Grove, Gatley, Cheshire, SK8 4HR



**JP&Brimelow**  
ESTATE AGENTS





**\*\*VIDEO TOUR AVAILABLE\*\*** An attractive & stylishly presented, FOUR BEDROOMED, bay fronted, detached property positioned at the head of this highly regarded cul-de-sac off Park Road here in Gatley.

Within a fifteen-minute walk to all the independent shops/bars/restaurants on Church Road, Walter Stansby Memorial Park with fantastic walks to either Cheadle or Heald Green and the train station in Gatley village giving you access to the city centre and Manchester International Airport.

The well-planned accommodation comprises; porch, reception/entrance hallway, a lounge with a bay window to the front aspect with a stunning gas living flame fire leading to a sun room with French doors leading out into the rear garden, an impressive open plan family room with a bay window to the rear and a stunning extended fitted kitchen/dining room with Quartz worktops to the ground floor with doors leading out onto the decked patio terrace.

To the first floor there is a landing leading to four bedrooms, the master bedroom benefits from a three-piece ensuite shower room and a white three-piece family bathroom completes this fantastic accommodation.

The property benefits from double glazed windows, an alarm system, warmed by gas fired central heating, a driveway providing ample off-road parking for several vehicles.

There is a useful garage with a utility room and a fantastic home office/gym/music room to the rear aspect.

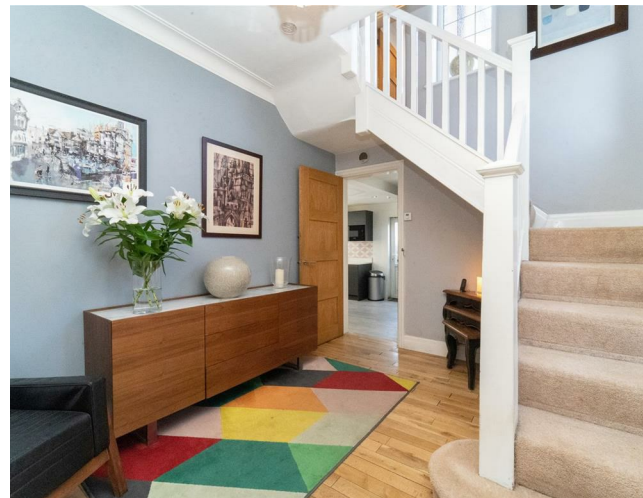
Externally there is a fabulous enclosed landscaped lawned garden with timber batten fencing. Well established and planted flowerbeds with mature shrubs, bushes and trees. Several patio areas, a bespoke patio terrace ideal for entertaining with featuring lighting. Outside water tap. Wall mounted security lights.

Would ideally suit a professional couple or a young family due to its location & space available.

Internal inspection highly recommended.

**£750,000**








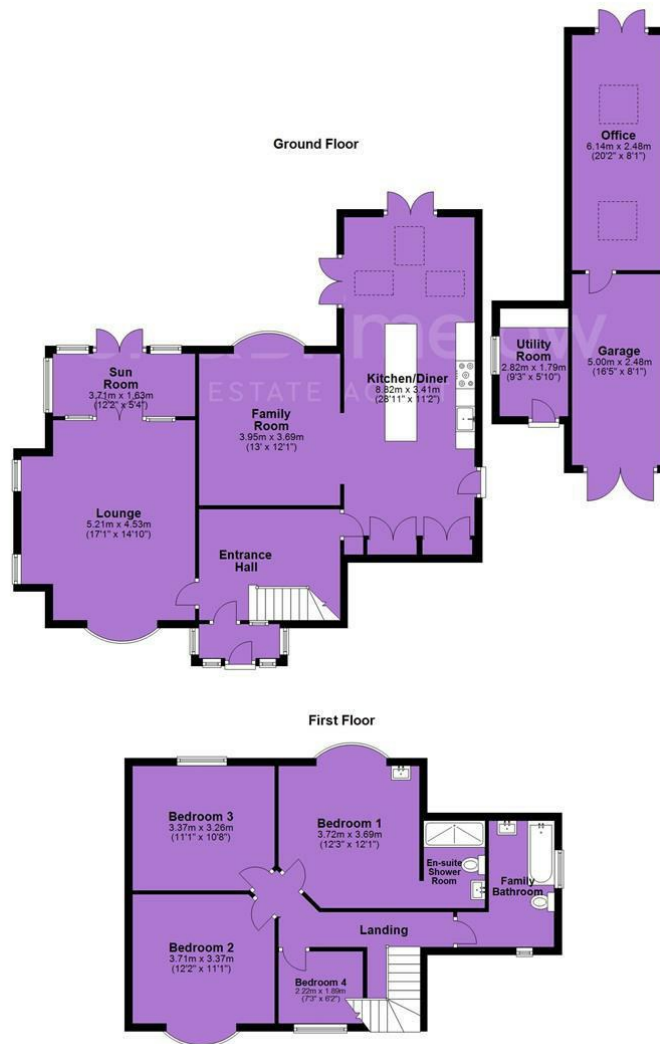


## EPC Chart

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	44	54
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	



Tenure: Freehold Council Tax Band: F



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