



3 South Park Road, Gatley, SK8 4AL

Quite simply superb! We are pleased to offer this beautifully presented, substantially extended detached family home, benefiting from a sought after south facing rear garden. Sure to impress the most discerning purchaser the accommodation comprises, entrance hall, superb shower room, open plan lounge to dining room, stunning fitted breakfast kitchen opening to family room, utility room, 4 bedrooms, impressive bathroom and separate wc. Outside a driveway provides off road parking to the front. To the rear there is an attractive garden laid for ease of maintenance and enjoying a southerly aspect. An opportunity not to be missed!



Andrew J.
Dawson
Independent Estate Agents

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GUIDE PRICE: £595,000

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LOCATION South Park Road forms part of a mature, popular residential area situated approximately three quarters of a mile from both Gatley and Cheadle centres. Gatley and Cheadle both offer a good range of shopping facilities catering for most everyday requirements. In addition, the two John Lewis and Sainbury's superstores can be found approximately one mile away, on the nearby A34 bypass. For the commuter, the North West motorway network and Gatley railway station are approximately quarter of a mile away. The Ofsted Outstanding rated Gatley Primary School is within easy reach.

DIRECTIONS From our Cheadle office proceed along Gatley Road in the direction of Gatley. Turn right at the traffic lights and onto Kingsway. Turn first left into Coniston Road. Continue to the end of Coniston Road turning right on to South Park Road. The property can be found at the end on the right hand side just before the bridge.

ENTRANCE HALL Front door leading into the hall with window to the side, wall mounted radiator and doors to all ground floor accommodation. A solid oak and glass staircase leads to the first floor.

GROUND FLOOR BATHROOM 9' 0" x 6' 10" (2.74m x 2.08m) Three piece suite comprising low level wc, wash hand basin in vanity unit and shower cubicle, UPVC obscure glazed window and wall mounted radiator.

LIVING/DINING ROOM 28' 5" x 13' 9" (8.66m x 4.19m) UPVC bay window to the front elevation, wall mounted radiator, fire in feature surround and double doors leading into kitchen/sun room

FAMILY/SITTING ROOM 15' 8" x 10' 11" (4.78m x 3.33m) 2 x Velux windows, wall mounted radiator and bi-fold doors leading into the rear garden.

KITCHEN 22' 4" x 12' 5" (6.81m x 3.78m) Stunning modern fitted kitchen with a range of wall and base units, kamdean flooring, granite work surfaces, a granite topped breakfast bar/island with integrated freezer & wine cooler, 2 x integrated microwaves, 2 x integrated oven & grills, induction hob and extractor. Archway to family room.

UTILITY ROOM 7' 10" x 7' 6" (2.39m x 2.29m) Sink & unit, a range of base units, space and plumbing for both washer and dryer, Worcester Bosch boiler, UPVC door leading to back garden.

LANDING

BATHROOM 8' 7" x 7' 10" (2.62m x 2.39m) Beautifully re-fitted, comprising shower cubicle, feature stand alone bath, wash hand basin with drawers below, part tiled walls, obscure glazed window and wall mounted ladder style radiator.

WC 5' 2" x 3' 1" (1.57m x 0.94m) Tiled walls, UPVC obscure glazed window and low level wc.

BEDROOM ONE 15' 2" x 11' 3" (4.62m x 3.43m) Bay fronted, fitted with sliding built in wardrobes, a built in desk area and radiator.

BEDROOM TWO 11' 9" x 11' 5" (3.58m x 3.48m) Fitted with built in free standing wardrobes and sliding wardrobes, a built in dressing area/desk space, radiator and UPVC window.

BEDROOM THREE 10' 11" x 8' 0" (3.33m x 2.44m) Built in wardrobe and desk, radiator and UPVC window.

BEDROOM FOUR 14' 6" x 6' 2" (4.42m x 1.88m) Radiator and UPVC window.

OUTSIDE The front of the property is paved to provide ample off road parking. The south facing rear garden is laid mainly to astro-turf lawn with a patio area. In addition there is a garden store.

Tenure – Freehold

These particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. All measurements are approximate. Please note that the gas central heating (if applicable) and other appliances mentioned in the above have not been tested by the Agents. Internal photos are reproduced for general information and it must not be inferred that any item shown is included with the property. Floor plans shown give only an indication of the property layout and may not accurately represent the true proportions/dimensions of the accommodation on offer.

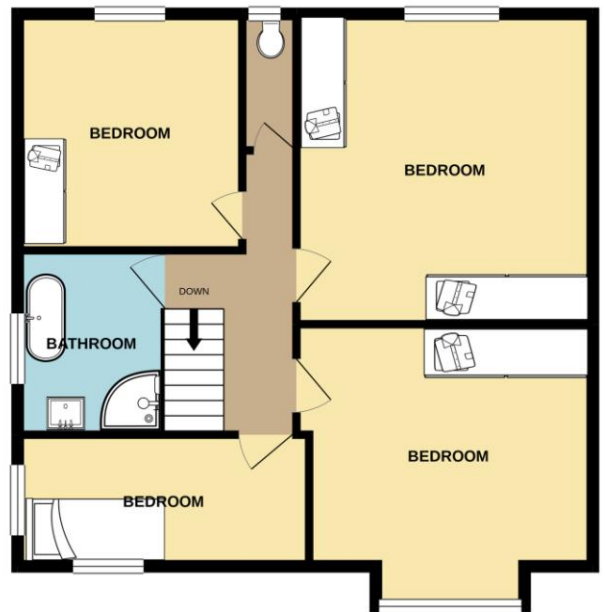
EPC rating D

REF: 14155

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Opening Hours: Mon-Fri 9am-5.30pm Sat 9am-4pm



9 Gatley Road
Cheadle
Cheshire
SK8 1LY
Tel 0161 428 1488

www.andrewdawson.co.uk

