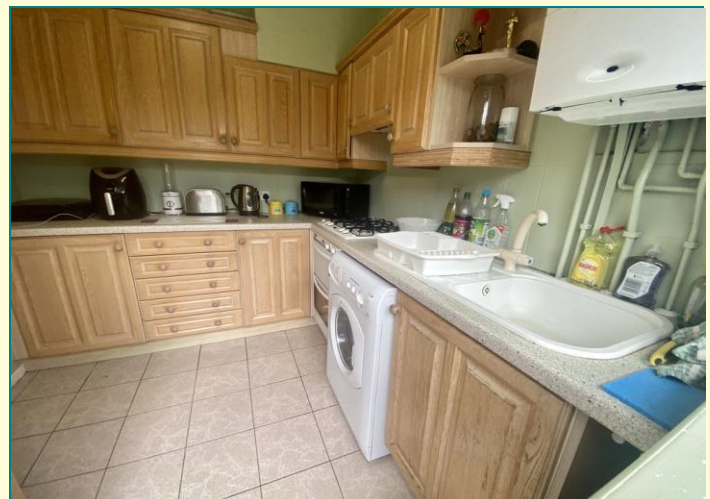




**5 Rutland Close, Gatley,
Cheadle,
SK8 4DA**

Great opportunity- Situated in a popular residential area in a cul-de-sac position, this 2 DOUBLE BEDROOM semi-detached home offers:- entrance hall, good sized lounge through dining room, fitted kitchen, two bedrooms and bathroom. Outside to the front of the property a driveway provides OFF ROAD PARKING . To the rear there is a delightful GARDEN with patio area and garden store.



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GUIDE PRICE: £269,950

DESCRIPTION Great opportunity- Situated in a popular residential area in a cul-de-sac position, this 2 DOUBLE BEDROOM semi-detached home offers:- entrance hall, good sized lounge through dining room, fitted kitchen, two bedrooms and bathroom. Outside to the front of the property a driveway provides OFF ROAD PARKING . To the rear there is a delightful GARDEN with patio area and garden store.

LOCATION Rutland Road forms part of a mature residential area situated approximately half a mile from Gatley village centre. For the commuter Gatley railway station and access to the North West motorway network can be found approximately half a mile and one mile away respectively. Gatley offers a good range of facilities catering for most everyday requirements and in addition, John Lewis and Sainsbury's superstores can be found on the nearby A34 bypass.

INNER PORCH Upvc double glazed entrance door.

LOUNGE/DINER 20' 4" x 11' (narrowing to 7'6") (6.2m x 3.35m) Two Upvc double glazed windows, fireplace with electric fire, radiator, stairs to first floor, under stairs storage.

KITCHEN 10' x 9' 7" (3.05m x 2.92m) Fitted with a range of matching base and wall units incorporating working surfaces, inset sink unit, four ring gas hob with concealed extractor hood over, plumbing for washing machine, uPVC double glazed window and door to rear garden, recently fitted wall mounted Worcester boiler.

LANDING Upvc double glazed window, access to loft.

BEDROOM ONE 16' (into robes) x 10' (4.88m x 3.05m) Fitted with a range of furniture including wardrobes, drawers and dressing table, radiator, Upvc double glazed window.

BEDROOM TWO 10' 3" x 9' 9" (3.12m x 2.97m) Fitted wardrobes, Upvc double glazed window, radiator.

BATHROOM Fitted with a white suite comprising panelled bath with overbath electric shower, low level wc, hand wash basin, fully tiled walls, Upvc double glazed window, radiator.

GARAGE Electric up and over door.

OUTSIDE To the front of the property a driveway provides off road parking facilities. To the rear there is a delightful, mainly lawned garden with timber built garden store.

AGENTS NOTES

Tenure : Freehold (the freehold is currently being registered by the vendors solicitor)

EPC: E

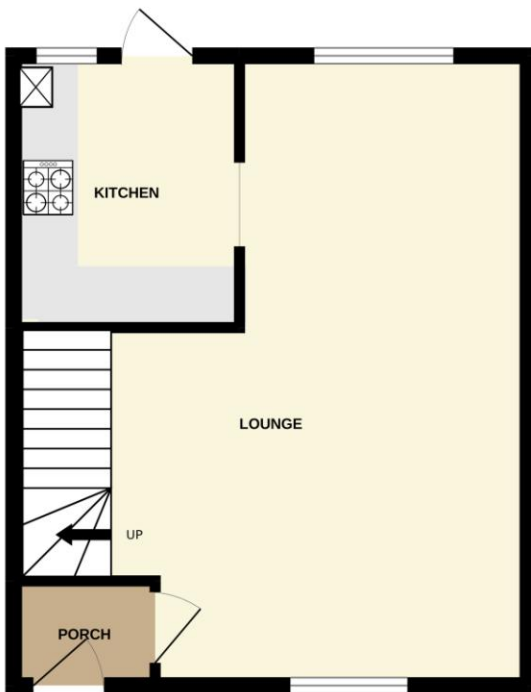
Council Tax : B

Gas oven in the kitchen does not work

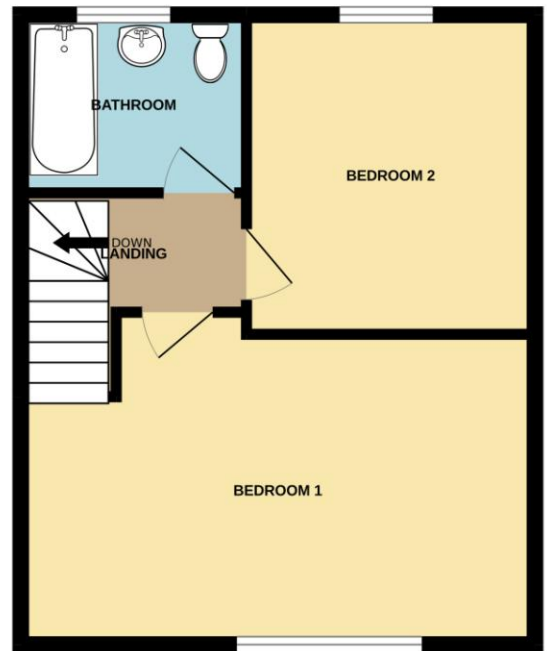
These particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. All measurements are approximate. Please note that the gas central heating (if applicable) and other appliances mentioned 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.

REF: 14394

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



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