



30 Buttermere Road
Gatley SK8 4RH
Asking Price £495,000

MAIN
M&IN
SALES · LETTINGS · AUCTIONS

MAINANDMAIN.CO.UK



30 Buttermere Road

Gatley SK8 4RH

Asking Price £495,000

This beautifully-presented detached property forms part of a particularly sought-after residential development in Gatley.

The house has benefited from extension to the ground floor and it offers spacious accommodation which will suit the needs of family purchasers in particular. There is the potential for additional extension, if desired, subject to gaining the necessary permissions.

An entrance porch and hallway lead to a spacious living room that enjoys plentiful natural light thanks to the dual aspect. To the rear is a large dining room with doors leading out to the garden. A fitted kitchen and a downstairs WC complete the ground floor.

Upstairs, a wide landing with storage leads to three double bedrooms and a stylish modern shower room/WC.

The property stands behind a garden area with a block-paved driveway providing generous parking space, in addition to an attached garage. The rear garden is most attractive, with seating area, a central lawn and established, well-stocked borders.

Buttermere Road enjoys good access to local amenities, schools and parks. This is a most appealing home which warrants an early internal inspection.

- Gas Central Heating
- PVCU Double Glazing
- Three Double Bedrooms
- Extended Accommodation
- Two Large Reception Rooms
- Downstairs WC
- Refitted Shower Room/WC
- Attractive Gardens
- Driveway & Garage
- Sought-After Location

Entrance Porch
3'2 x 8'4

Entrance Hallway
6'2 x 11'7

Living Room
18'6 red to 11'6 x 21'2 red to 9'9
(L-shaped)

Dining Room
15'10 x 11'0

Kitchen
8'11 x 11'4

Downstairs WC
3'0 x 7'2

First Floor Landing

Bedroom One
14'2 red to 12'5 to wardrobes x 10'11 red to 9'10

Bedroom Two
11'4 x 11'0

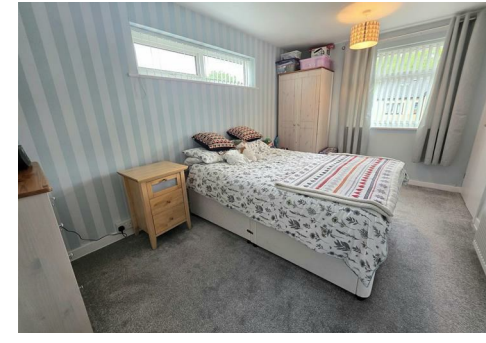
Bedroom Three
9'0 x 13'10

Shower Room/WC
9'3 red to 6'2 x 6'10 max

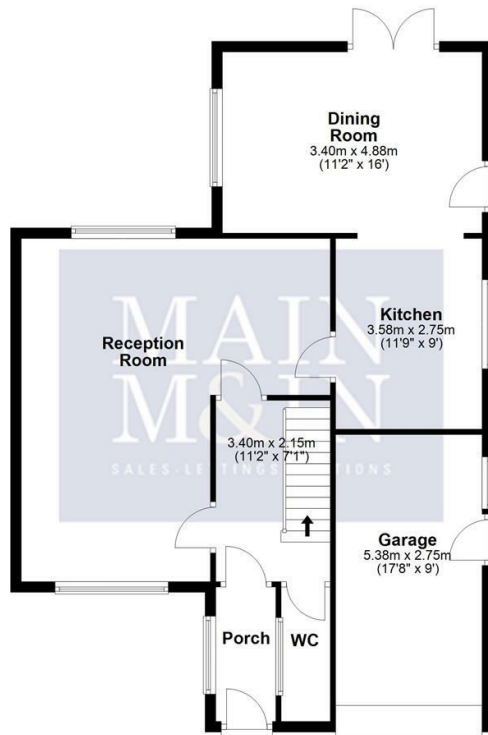
Externally
Well-maintained gardens.
Driveway leading to attached garage.
Private gardens to the rear with lawn and well-stocked decorative borders.



Tenure: Freehold
Council Tax: Stockport E



Ground Floor



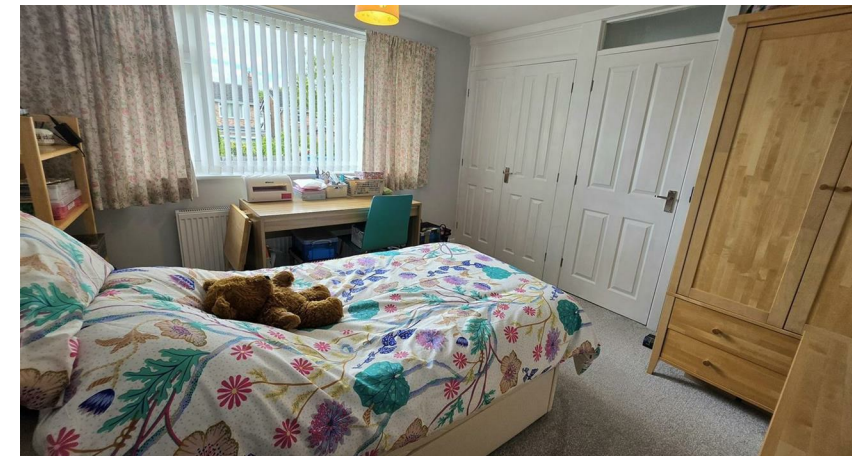
First Floor



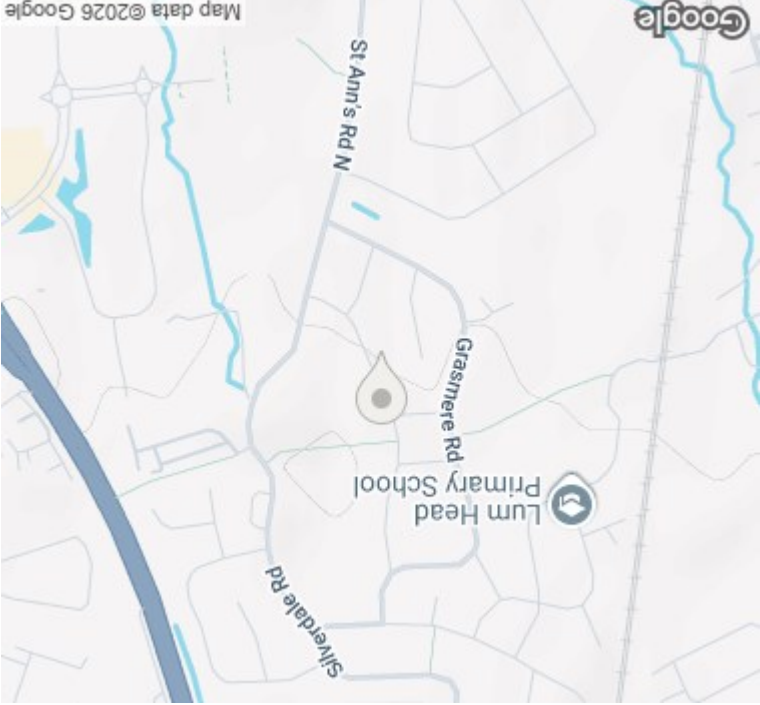
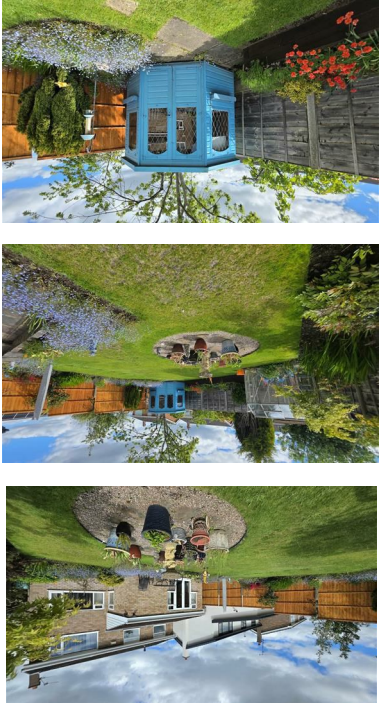
Total area: approx. 141.6 sq. metres (1524.0 sq. feet)

For Illustration Purposes Only. Not To Scale
Plan produced using PlanUp.

Buttermere Road, Gatley



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.

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

Energy Efficiency Rating		
EU Directive 2002/91/EC		
Very energy efficient - lower running costs	A	(92 plus)
Good	B	(81-91)
Decent	C	(69-80)
Below average	D	(55-68)
Needs improvement	E	(39-54)
Very poor	F	(21-38)
Not environmentally friendly - higher CO2 emissions	G	(1-20)
England & Wales		
EU Directive 2002/91/EC		
Very energy efficient - lower running costs	A	(92 plus)
Good	B	(81-91)
Decent	C	(69-80)
Below average	D	(55-68)
Needs improvement	E	(39-54)
Very poor	F	(21-38)
Not environmentally friendly - higher CO2 emissions	G	(1-20)
England & Wales		
EU Directive 2002/91/EC		
Very energy efficient - lower running costs	A	(92 plus)
Good	B	(81-91)
Decent	C	(69-80)
Below average	D	(55-68)
Needs improvement	E	(39-54)
Very poor	F	(21-38)
Not environmentally friendly - higher CO2 emissions	G	(1-20)
England & Wales		

mainandmain.co.uk

Heald Green (Head Office) 198 Finney Lane ♦ Heald Green ♦ Stockport ♦ SK8 3QA ♦ Sales 0161 437 1338 ♦ Auctions ♦ 0161 437 5337

Lettings (1st Floor) 198 Finney Lane ♦ Heald Green ♦ Stockport ♦ SK8 3QA ♦ Lettings ♦ 0161 491 6666



Company Registration No. 5615498