

Callaghans

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

32 Wilcott Road,
Gatley, SK8 4DX



Offers In Excess £450,000

Spacious Extended Semi Detached
Three Bedrooms
Three Receptions
Fantastic Family Garden
Stylish Contemporary Kitchen
Stylish Bathroom
Downstairs Office
Off Road Parking
Quiet Cul-De-Sac

Callaghans Estate Agents
46 Church Road, Gatley, SK8 4NQ
Telephone: 0161 491 4000, Fax: 0161 491 55 44
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Callaghans are delighted to present this spacious and extended semi-detached home in the highly sought-after area of Gatley, boasting a beautiful garden that overlooks Gatley Park. Ideally positioned close to local amenities, this property offers an excellent opportunity for families looking to settle in a vibrant and convenient location. Upon entering, you are welcomed by a bright and inviting hallway, leading to a versatile home office on the left and a cosy front lounge on the right, perfect for relaxing evenings. To the rear of the property lies the true heart of the home. The dining room features patio door that open out onto the generous rear garden, seamlessly blending indoor and outdoor living. The garden itself is a standout feature, backing directly onto Gatley Park and offering both a patio area and a well-maintained lawn, ideal for entertaining family and friends or enjoying peaceful outdoor moments. The extended kitchen is fitted with modern grey gloss kitchen units with white worktops, complemented by integrated appliances and ample workspace. With direct access to the garden, it provides a practical and stylish setting for everyday family life. Upstairs, the property continues to impress with a contemporary family bathroom, complete with underfloor heating, tiled walls, an inset bath, and a walk-in shower. Three well-proportioned bedrooms offer comfortable accommodation for the whole family. Situated on a quiet Cul-De-Sac, close to Gatley village centre, with excellent schools, local shops, and convenient transport links including the train station, this home is perfectly placed to meet the needs of modern family living.

Lounge 9' 10" x 10' 2" (3m x 3.1m)

Dining Room 14' 8" x 10' 3" (4.48m x 3.12m)

Kitchen 10' 5" x 14' 4" (3.17m x 4.38m)

Office 13' 1" x 7' 1" (4m x 2.17m)

Family Bathroom 10' 4" x 6' 3" (3.14m x 1.9m)

Bedroom One 11' 6" x 9' 10" (3.5m x 3m)

Bedroom Two 13' 7" x 9' 11" (4.15m x 3.02m)

Bedroom Three 6' 7" x 8' 4" (2m x 2.54m)

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GROUND FLOOR
629 sq.ft. (58.4 sq.m.) approx.



1ST FLOOR
446 sq.ft. (41.4 sq.m.) approx.



TOTAL FLOOR AREA: 1075 sq.ft. (99.9 sq.m.) approx.

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, omissions or mis-statements. This plan is for illustrative purposes only and should be used as such for 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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