



Green Walk

Gatley

Cheshire SK8 4BN

We are pleased to offer for sale this bay fronted three-bed semi-detached which is in need of updating. The property benefits from majority Upvc double glazing and offers great potential. In brief the accommodation comprises, porch, entrance hall, lounge, separate dining room, kitchen, three well-proportioned beds, bathroom and separate wc. Outside to the front of the property a driveway provides off road parking facilities and access to the garage. To the rear there is an attractive good-sized garden with shrub/flower borders. A GREAT OPPORTUNITY NOT TO BE MISSED!!



Andrew J.
Dawson
Independent Estate Agents

1 Green Walk, Gatley, Cheadle, Cheshire, SK8 4BN

PURCHASE PRICE: £230,000

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LOCATION: Green Walk forms part of a mature, popular residential area situated approximately half a mile from Gatley village centre. Gatley offers a good range of shopping facilities catering for most everyday requirements and in addition, Sainsburys and John Lewis superstores can be found approximately one and a half miles away on the nearby A34 bypass. For the commuter Gatley railway station and access to the Northwest motorway network can be found approximately one mile away.

DESCRIPTION: From our Cheadle office proceed along Gatley Road in the direction of Gatley. Continue through the traffic lights and across Kingsway. Continue under the Railway bridge and into Gatley centre. Turn right before the Horse and Farrier Public house into Old Hall Road. Continue to the end of Old Hall Road turning left into Pendlebury Road. Continue along Pendlebury Road turning third left into Green Walk. The property can be found on the left hand side.

PORCH Upvc double glazed door.

ENTRANCE HALL Stairs to first floor, radiator, understairs storage cupboard, picture rail.

DINING ROOM 15' 6" into bay x 11' 10" (4.72m x 3.61m) Upvc double glazed bay window, radiator, feature fireplace with living flame effect electric fire, picture rail.

LOUNGE 15' into bay x 11' 10" (4.57m x 3.61m) Upvc double glazed bay window, radiator, feature fireplace with living flame effect gas fire.

KITCHEN 9' 5" x 7' 4" (2.87m x 2.24m) Fitted with a range of matching base and wall units incorporating working surfaces, inset stainless steel sink unit, plumbing for washing machine, walk in pantry.

REAR PORCH Door to rear garden, tiled floor.

LANDING Upvc double glazed window, access to loft, linen cupboard housing Worcester central heating boiler.

BEDROOM ONE 15' 7" into bay x 9' 4" to robes (4.75m x 2.84m) Fitted with a range of fitted wardrobes, Upvc double glazed bay window, radiator.

BEDROOM TWO 15' 3" into bay x 9' 8" to robes (4.65m x 2.95m) Fitted wardrobes, radiator, picture rail.

BEDROOM THREE 8' 11" x 7' 11" (2.72m x 2.41m) Upvc double glazed window, radiator, picture rail.

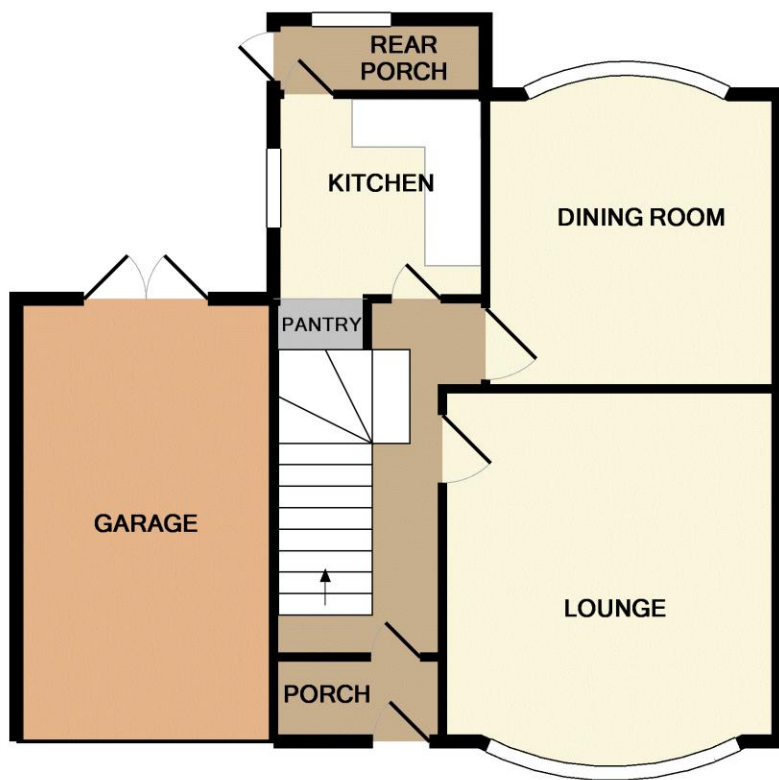
BATHROOM 7' 10" x 5' 10" (2.39m x 1.78m) Fitted with a coloured suite comprising panelled bath with over bath shower, pedestal wash basin, Upvc double glazed bay window, radiator, half tiled walls.

SEPARATE WC. Low level wc, Upvc double glazed window.

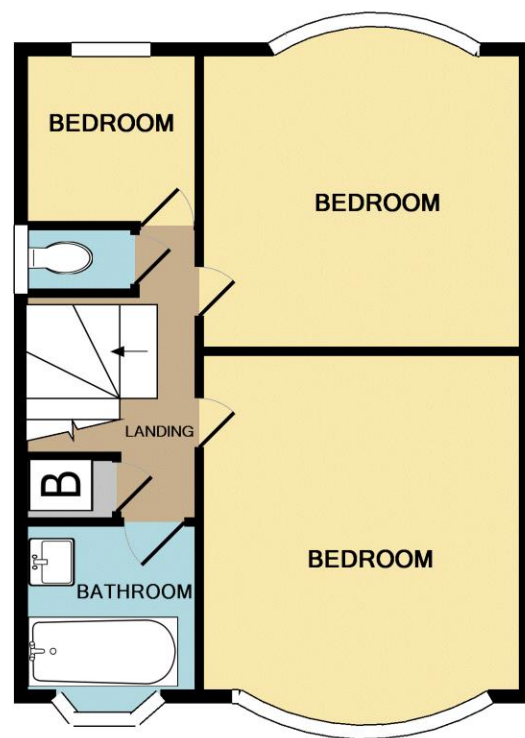
OUTSIDE To the front of the property there is a small lawned garden with flower/shrub borders. In addition a driveway provides off road parking facilities and access to the garage. To the rear there is a good sized lawned garden with mature trees/shrubs, and paved patio area.

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: 12898



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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