snapes SALES & LETTINGS AGENTS

FOR SALE



Linksway

Gatley, Cheadle, SK8 4LA

ASKING PRICE
£620,000

FOUR BEDROOM DETACHED | TWO RECEPTION ROOMS | FREEHOLD

4 Bedrooms
Plus en-suite shower room and family bathroom

2 Receptions
Plus open plan kitchen diner

Garage & Drive
Integral garage, block-paved driveway and EV charger

Garden
Generous lawn with summerhouse

A spacious family home in Gatley

Snapes are pleased to bring to the market this spacious four bedroom detached family home, offered freehold and extending to approximately 1,761 sq ft. Well presented throughout, the property offers two reception rooms, an open plan kitchen diner, a family bathroom and a modern en-suite shower room, together with an integral garage, driveway parking with EV charging point and a generous lawned rear garden with summerhouse. The property is also well placed for a number of well regarded local primary and secondary schools.



LOUNGE

THE ACCOMMODATION

The property is entered via a spacious and welcoming entrance hall with fitted storage and stairs rising to the first floor. To the front is a bright lounge with a bay window and a feature fireplace. The second reception room is a generous dining room with a bay window overlooking the rear garden, ideal for family meals and entertaining. The open plan kitchen diner is fitted with a range of wall and base units with work surfaces over and space for appliances, opening into a dining area with tiled flooring and French doors leading out to the garden. A downstairs WC completes the ground floor, and there is an integral garage.

The first floor landing gives access to four well proportioned bedrooms, three of which benefit from fitted wardrobes. The principal bedroom is served by a modern en-suite shower room with a shower enclosure, vanity wash basin and WC. The family bathroom is fully tiled and fitted with a bath, separate shower enclosure, wash basin and WC.



KITCHEN



KITCHEN DINER



DINING ROOM



LOUNGE



ENTRANCE HALL



STAIRCASE AND HALL



PRINCIPAL BEDROOM



BEDROOM



BEDROOM



FAMILY BATHROOM



EN-SUITE SHOWER ROOM



REAR GARDEN AND SUMMERHOUSE



REAR GARDEN



PATIO AND LAWN

EXTERNALLY

To the front, a block-paved driveway provides off-road parking and leads to the integral garage, with an EV charging point and a lawned garden with established shrubs alongside. To the rear is a generous, private garden, mainly laid to lawn with a paved patio, established borders, mature trees and fenced boundaries, together with a timber summerhouse.

LOCATION

Gatley is a popular and well established South Manchester suburb with a village centre offering a good mix of independent shops, cafés, bars and restaurants. The area is well served by highly regarded primary and secondary schools. For commuters, Gatley railway station provides regular services to Manchester Piccadilly and Manchester Airport, while the M56, M60 and A34 are all within easy reach, with Manchester Airport only a short drive away. Green space is close at hand, with Gatley Carrs nature reserve, Scholes Park and Gatley Golf Club all nearby, and Linksway itself is within easy reach of the village centre and station.

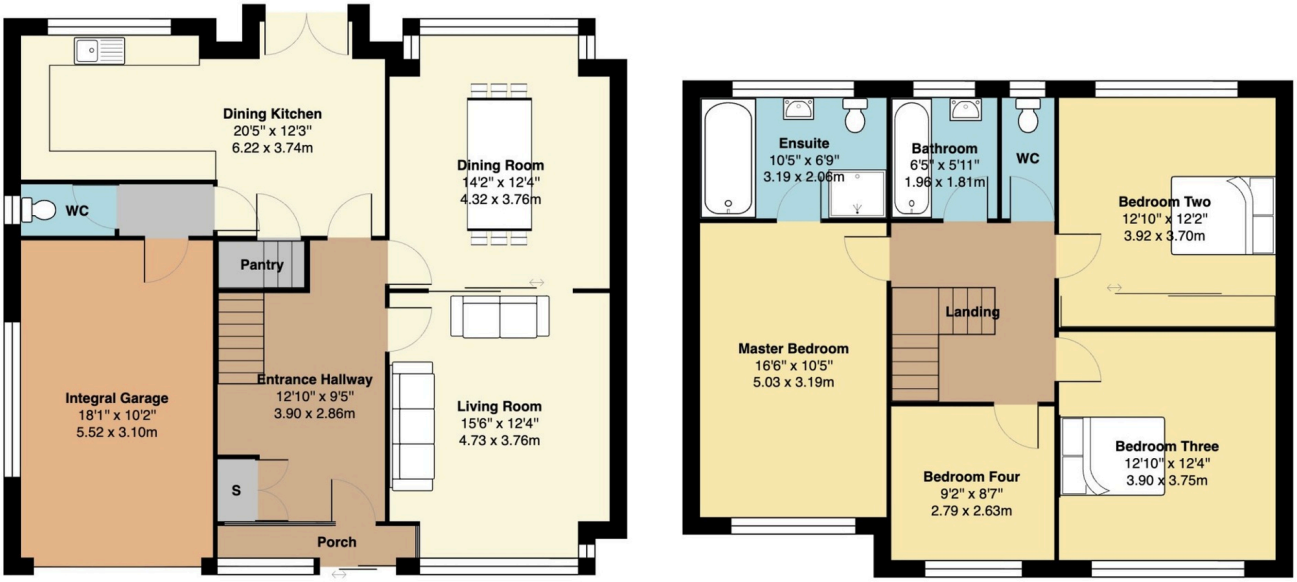
KEY FEATURES

- Four bedroom detached family home
- Approx. 1,761 sq ft of accommodation
- Two reception rooms
- Open plan kitchen diner with French doors to the garden
- Modern en-suite shower room
- Family bathroom and downstairs WC
- Integral garage and block-paved driveway parking
- EV charging point
- Generous lawned rear garden with summerhouse
- Freehold

Approximate Gross Internal Area 1761 sq ft - 163.6 sq m

Ground Floor Area 951 sq ft – 88.3 sq m

First Floor Area 810 sq ft – 75.3 sq m



Ground Floor **First Floor**

IMPORTANT INFORMATION

All measurements are approximate. The floorplan may not include chimney breasts or support nibs and/or very small recess areas. Floor areas are for guidance only and must not be relied upon for valuation, mortgage, legal or purchasing purposes.

Property information

TENURE
Freehold

FLOOR AREA
1,761 sq ft

PARKING
Garage and drive

VIEWING

Early viewing is highly recommended to appreciate the size and position of this family home. Please contact Snapes to arrange an appointment.

BOOK A VIEWING

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Material Information

When viewing online, please locate the link or tab labelled "Material Information" or similar, which contains information relevant to the property and its surroundings, including tenure, council tax, utilities, planning, flood risk and more. Third-party websites may remove, rename or display this information incorrectly; if it is not visible, or you are reading a printed copy, please contact our office and we will provide it directly.

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