



GATLEY ROAD

MITCHELL  WILLIAMS  
E S T A T E   A G E N T S





**99 Gatley Road, Gatley,  
SK8 1LX**

**Guide Price £850,000**



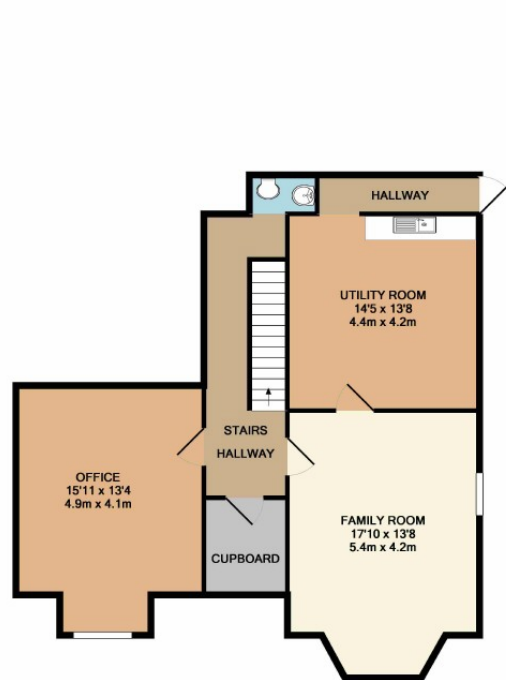
A RARE OPPORTUNITY to acquire a MAGNIFICENT DOUBLE FRONTED CHESHIRE INTERLOCKING semi detached property RETAINING MANY OF IT'S ORIGINAL FEATURES, boasting SIX DOUBLE BEDROOMS, an EXTENSIVE REAR GARDEN and both SPACIOUS and IMACULATELY PRESENTED ACCOMMODATION spanning APPROX 3646 SQ.FT arranged over FOUR FLOORS. The property is located within STROLLING DISTANCE from CHEADLE VILLAGE and convenient for the WELL REGARDED LOCAL SCHOOLS, GATLEY TRAIN STATION, MOTORWAY NETWORK and A34 BYPASS. In brief this stunning residence comprises of a welcoming entrance hallway, lounge with feature bay window, separate sitting room, beautifully presented open plan dining kitchen overlooking the rear garden and downstairs WC. The first floor reveals three double bedrooms and fitted bathroom, whilst to the second floor are three additional double bedrooms and bathroom. To the lower ground floor the cellar chambers have been converted and currently used for an office, tv/family room, utility room and additional WC. Externally the property is set back from the road with a large



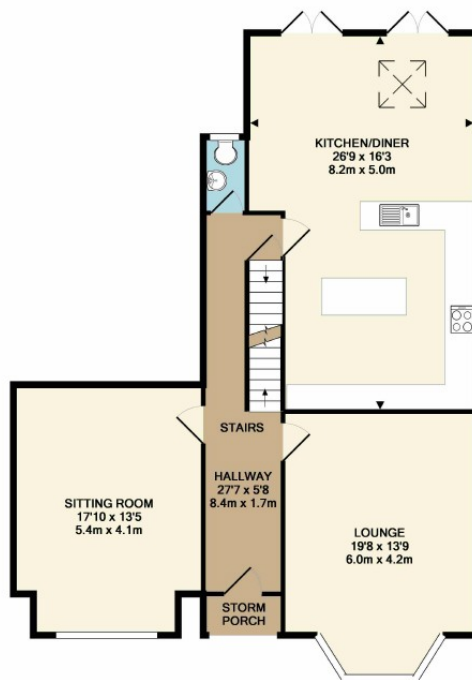
Postcode: SK8 1LX  
Tenure:  
Council Tax:  
Service Charge:  
Floor Area: 3646

*A stunning family residence with  
accommodation spanning over an  
impressive 3646 ft.*

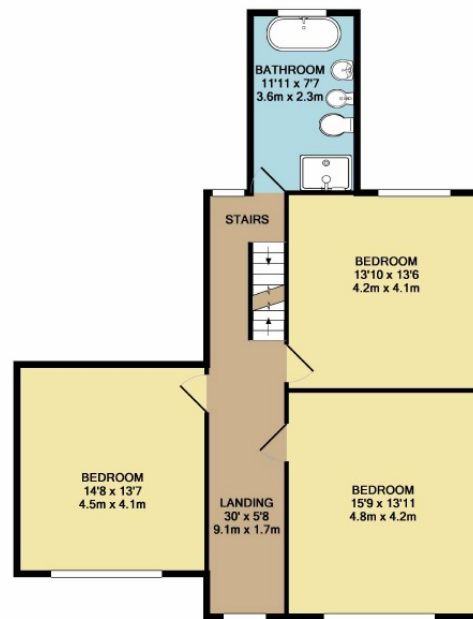




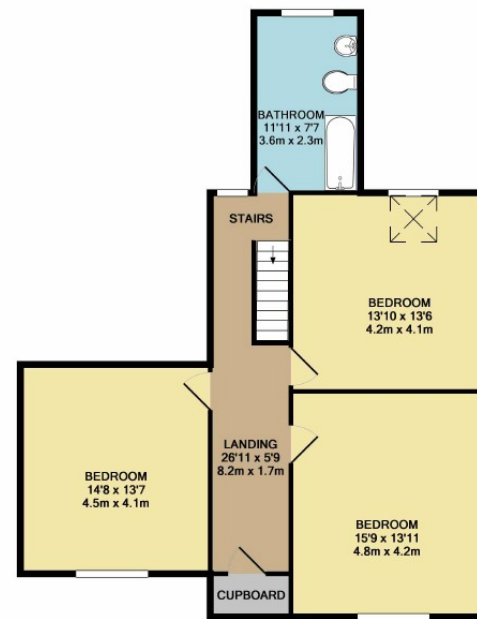
BASEMENT LEVEL  
APPROX. FLOOR  
AREA 845 SQ.FT.  
(78.5 SQ.M.)



GROUND FLOOR  
APPROX. FLOOR  
AREA 1061 SQ.FT.  
(97.7 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 875 SQ.FT.  
(81.3 SQ.M.)



2ND FLOOR  
APPROX. FLOOR  
AREA 875 SQ.FT.  
(81.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 3646 SQ.FT. (338.7 SQ.M.)

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 is given as to their operability or efficiency can be given.  
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