

ANY
PART EXCHANGE
WELCOME



Braystan Gardens

Gatley, SK8 4NU

SHRIGLEY ROSE & CO

Bespoke Estate Agents



Braystan Gardens, Gatley, SK8 4NU

A spacious, charming 1930s, bay fronted four-bedroom, two-bathroom detached family home, situated on a quiet cul-de-sac, a popular road in Gatley.

Approaching this delightful family home, there is an Indian stone flagged driveway providing ample off-road parking for several vehicles, leading up to the front door covered by a quaint storm porch. Entering the front door, you are warmly welcomed by a hallway with elegant herringbone flooring, providing access to the beautiful sitting room. The sitting room boasts a bay window and a decorative fireplace surround, exuding a sense of comfort and relaxation. There is a grand living room boasting a beautiful inglenook with stained glass windows, rustic beams, picture rails, and an inviting Aga log burner with a charming wooden surround. French doors lead onto the garden, inviting in natural light and offering seamless indoor-outdoor living. Additionally, there's a convenient home office with fitted bookshelves. The adjacent dining room features herringbone flooring that carries on through into the kitchen, fitted with stylish shaker-style wall and base units. Integrated appliances, including a hot water tap, add modern convenience, while a breakfast bar and Quartz worktop elevate the space. Dual aspect windows flood the room with natural light, and there is a door allowing access to the garden. Finishing the ground floor is a thoughtfully placed downstairs WC and a handy utility room with ample space for a washing machine and tumble dryer. Heading up the stairs to the first floor is a spacious landing providing access to four bedrooms and two bathrooms. The large main bedroom boasts French doors opening up onto a charming Juliet balcony, offering a peaceful retreat. It also grants access to a modern ensuite shower room with a sleek vanity sink unit and tiled floor-to-ceiling surfaces, adding a touch of luxury. Three further bedrooms offer comfortable living space, with bedroom three featuring a convenient storage cupboard and bedroom four boasting a bay window. The stylish main family bathroom features a matching three-piece suite and tiled flooring, providing a serene atmosphere for relaxation.

At the rear of the family home is a sizeable garden, mainly laid to lawn with a paved patio area, ideal for outdoor gatherings and entertaining. The outdoor bar offers a retreat and a place to hideway. Additionally, there's an attached garage, providing secure parking and storage space. Braystan Gardens forms part of a mature residential area conveniently located within a mile of both Cheadle and Gatley centres. Easy access to the motorway link and Gatley Train Station enhances connectivity, while proximity to excellent local schools adds further appeal.



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The Current Owners Love:

- The overall size of the house, the rooms are well proportioned and a good outside space
- Living on a cul-de-sac as it has a lovely feel to it and is great for children to play out
- The proximity we are to Manchester City Centre, Train stations, Tram stops, Motorways, Airport, countryside and excellent shops



We Have Noticed:

- The fabulous large wrap around garden with plenty of sun all day long and a large entertaining patio
- The outhouse in the rear garden is a great addition to the home
- The size of the master bedroom is fabulous, lots of space and built in wardrobes. Finished with gorgeous views from the Juliet balcony







Key Features:

- A beautiful 1930s detached family home
- Large wrap around garden that benefits from sun all day long
- Large rooms throughout with ample storage
- A stunning Aga log burner makes the living room super warm and cosy
- The delightful master bedroom also has a stunning Juliet balcony with rear garden views
- A versatile outhouse in the garden built as a bar, could also be used as a home office or teenagers' space

Tenure: Freehold

Council Tax Band: F

Possession: Vacant possession upon completion

Total Floor Area: 2283 square feet

Viewing: Strictly by appointment only through Shrigley Rose & Co

Property Summary:

GROUND FLOOR

Hallway 15'0" x 13'5" (4.57m x 4.09m)

Sitting Room 11'10" x 11'5" (3.61m x 3.48m)

Living Room 22'10" x 14'10" (6.96m x 4.52m)

Dining Room 15'5" x 10'0" (4.7m x 3.05m)

Kitchen 14'10" x 10'10" (4.52m x 3.3m)

Utility Room 7'0" x 4'5" (2.13m x 1.35m)

WC 7'0" x 2'7" (2.13m x 0.79m)

Office 12'10" x 8'5" (3.91m x 2.57m)

Garage 18'0" x 10'0" (5.49m x 3.05m)

Bar 12'0" x 11'0" (3.66m x 3.35m)

FIRST FLOOR

Landing 12'0" x 7'11" (3.66m x 2.41m)

Bedroom One 21'5" x 11'10" (6.53m x 3.61m)

Bedroom Two 15'9" x 9'4" (4.8m x 2.84m)

Bedroom Three 12'10" x 11'9" (3.91m x 3.58m)

Bedroom Four 12'10" x 11'10" (3.91m x 3.61m)

Ensuite 9'5" x 4'0" (2.87m x 1.22m)

Bathroom 12'0" x 7'10" (3.66m x 2.39m)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		75
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	





DID YOU KNOW...? YOU CAN PART EXCHANGE YOUR CURRENT HOME FOR THIS PROPERTY... HASSLE FREE.

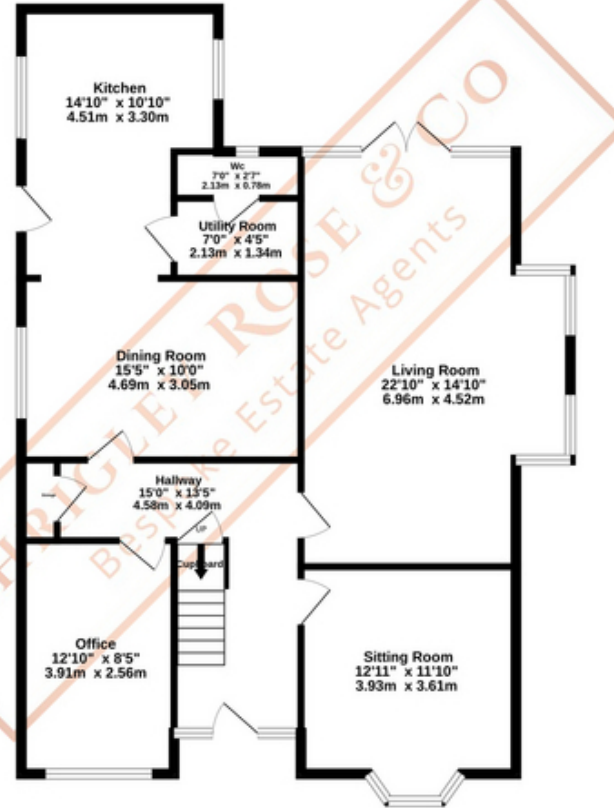
Outside
135 sq.ft. (12.7 sq.m.) approx.



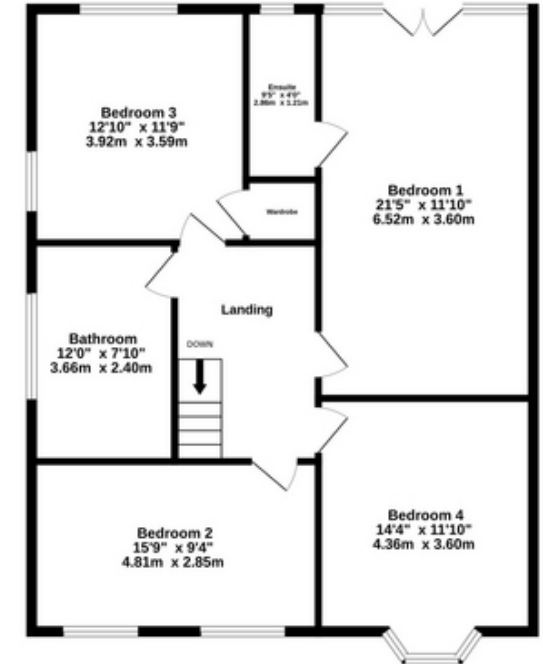
Garage
180 sq.ft. (16.7 sq.m.) approx.



Ground Floor
1038 sq.ft. (96.4 sq.m.) approx.



1st Floor
950 sq.ft. (88.3 sq.m.) approx.



TOTAL FLOOR AREA : 2284 sq.ft. (212.2 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, 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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