



## RESIDENTIAL SALES & LETTING AGENTS

✉ [sales@mkiea.co.uk](mailto:sales@mkiea.co.uk) 🌐 [www.mkiea.co.uk](http://www.mkiea.co.uk) ☎ 0161 428 3663

7 Springfield Road, Gatley, SK8 4PE

"Offers over" £465,000

3 1 2



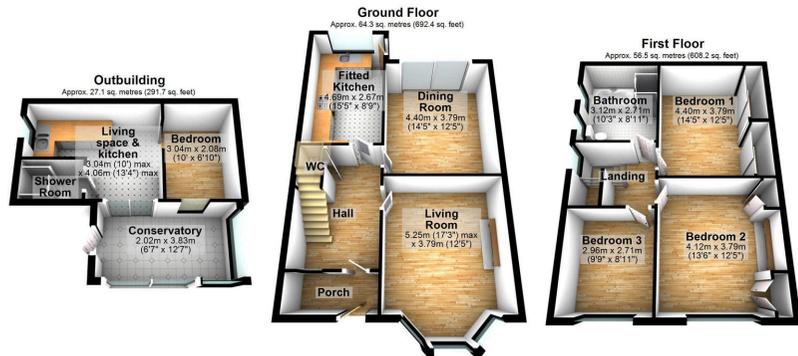
This beautiful, mature bay fronted semi-detached family home is positioned on a generous corner plot in a highly regarded and much sought-after residential location. Just a short walk from Gatley village, the station, and popular schools, this property offers space, comfort, and convenience for modern family living.

The property includes a porch leading into a welcoming reception hall, complete with a WC off. The home boasts two lovely reception rooms, and the good-sized fitted dining kitchen is perfect for family meals, providing a hub for family life. Upstairs, are three excellent-sized bedrooms. The stunning bathroom is a highlight, featuring a luxurious roll-top bath and underfloor heating. Throughout the property, the character features are a delight, with gas central heating, double glazing, and beautiful leaded stained glass windows adding a touch of elegance and style.

What makes this property truly unique is the detached annexe located to the rear. Ideal for an elderly relative or family member seeking independent living, the annexe includes a bright and airy conservatory, an open plan living space with a kitchen, bedroom, and shower room. This self-contained space offers versatility and privacy, enhancing the appeal of this special property.

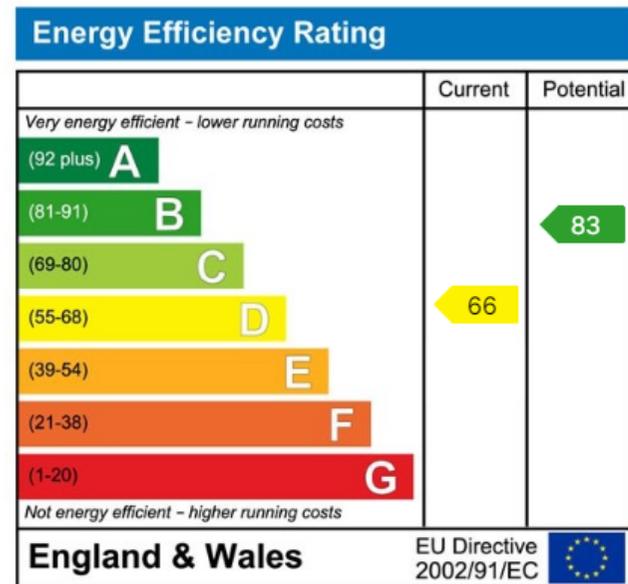
The outdoor spaces are equally impressive. There is off-road parking available to the front, side, and rear, along with a detached garage. The most attractive landscaped rear garden features a well-maintained lawn, seating areas, a water feature, and a covered seating/bar area, perfect for al fresco dining during the summer months.





Total area: approx. 147.9 sq. metres (1592.3 sq. feet)

- Spacious mature bay fronted family semi
- Short walk to village, station and schools
- Versatile family living with three large bedrooms
- Luxurious bathroom with roll top bath
- Attractive landscaped rear garden
- Prime location on large corner plot
- Feature, self contained detached Annexe to rear
- Good size fitted dining kitchen
- Gas central heating and double glazing
- Extensive parking and garage



Your home may be repossessed if you do not keep up repayments on your mortgage N.B. Maurice Kilbride Residential Sales and Lettings Limited for themselves and for the vendors or lessors of this property whose agents they are given notice that; 1. The particulars are set out as a general outline only for the guidance of intending purchasers or lesser and do not constitute part of an offer or contract. 2. All descriptions, dimensions, references and condition or necessary permission for use and occupation and other details are given without responsibility or intending purchasers or tenants should not rely on them as statement or representations of face must satisfy themselves in inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Maurice Kilbride Residential Sales or Lettings Limited has any authority to make or give any representation or warranty whatever in relation to this property.