



## RESIDENTIAL SALES & LETTING AGENTS

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Altrincham Road, Gatley, SK8 4DP

Offers Over £875,000

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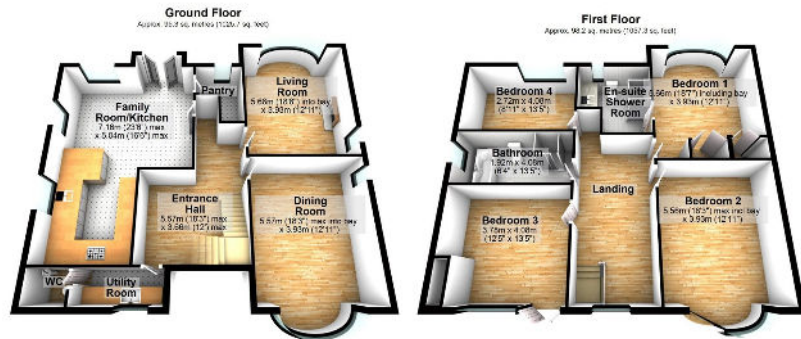


One of Gatley's most coveted residence, a captivating bay-fronted detached Edwardian family house, an architectural gem built circa 1912, located just a stone's throw from Gatley village, a hub of shops, charming bars, restaurants, and trendy café bars. Families will delight in its proximity to the highly regarded Gatley Primary School, easy access of the motorway network for commuters and of course Gatley train station. The house itself occupies a generous, private corner plot, with gardens to all sides. Other welcome features include, double glazing, gas central heating, and K-Rend rendering to both the front and rear ensure that comfort and style extend to every corner. The attention to detail throughout this property is something to behold. For those with grand aspirations, there's a cherry on top. The property comes with planning permission and drawings to add another floor, complete with a lounge, balcony, an additional bedroom, and a bathroom.

Inside, a stunning blend of historical charm and modern luxury awaits including a welcoming reception hall with utility room and WC off. A cosy lounge boasts a feature wood-burning stove, perfect for chilly evenings. The separate dining room offers versatility for a range of options and family gatherings. The heart of family life unfolds in the stylish open-plan family room and kitchen. Here, bespoke fitted units, granite worktops, and high-end appliances create a culinary haven for all cooking enthusiasts! Follow the winding spindled staircase upstairs and discover a beautiful landing leading to four spacious double bedrooms, each offering a unique sense of comfort. The luxury family bathroom and an en suite shower room in the main bedroom enhance your daily routines.

Outdoor enthusiasts will revel in the extensive outside space. The child-friendly rear garden features an artificial lawn and a play area to the side, including a treehouse, climbing wall, and slide. The front drive, secured by an electrically controlled wrought iron gate, provides ample parking for several cars, while a detached double-length garage at the rear offers even more space. You'll also find a range of outbuildings, including a delightful summer house and a covered seating area, ideal for al fresco dining and entertaining in any weather!





Total area: approx. 193.5 sq. metres (2083.0 sq. feet)

- Stunning detached Edwardian family home
- Great location near to Gatley village
- Stylish contemporary kitchen/family room
- Large plot with extensive parking and garage
- Private, child friendly lawned rear garden with play area
- Juxtaposition of vintage design and modern luxury
- Magnificent hall and two beautiful reception rooms
- Four double bedrooms and two opulent bathrooms
- Summerhouse and covered seating area
- Viewing absolutely essential!



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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