



Gatley  
Linksway

J  
Jordan & Halstead

# Asking Price

## £625,000

### The Property

This charming, detached house comes well-presented throughout and is now ready for a course of modernisation. Offering spacious room proportions with ample natural light, this fantastic home presents a superb opportunity for a stunning family home.

Situated in an enviable position on a quiet, attractive estate, the property enjoys easy access to local amenities, with Gatley Village being just a short stroll away. Also, just a little further away are the centres of Cheadle Village and Heald Green, and the area is well connected with access to major transport links including Gatley Railway Station.

The property itself enjoys a pleasant aspect, with open views over Gatley Golf Club. The south-facing aspect allows an abundance of natural light to the house and garden, particularly in the open-plan living dining room and separate breakfast kitchen.

The property is approached via a paved driveway providing ample off-road parking for multiple vehicles and leading to the integral garage offering further parking and/or storage. To the rear is a beautiful, enclosed, south-facing garden laid mainly to lawn and bordered by mature trees and hedges, with views over Gatley Golf Club.



## Material Information

Postcode – SK8 4LA

Area – Approx. 1,609 sqft

EPC Rating – D

Tenure – Freehold

Ground Rent – N/A

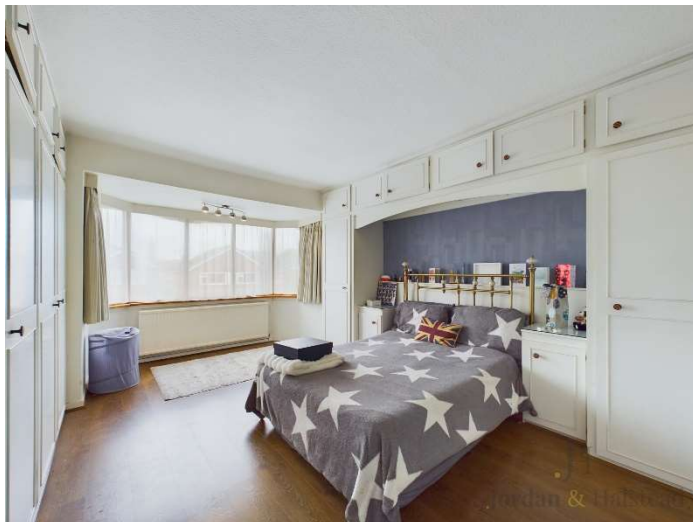
Service Charge – N/A

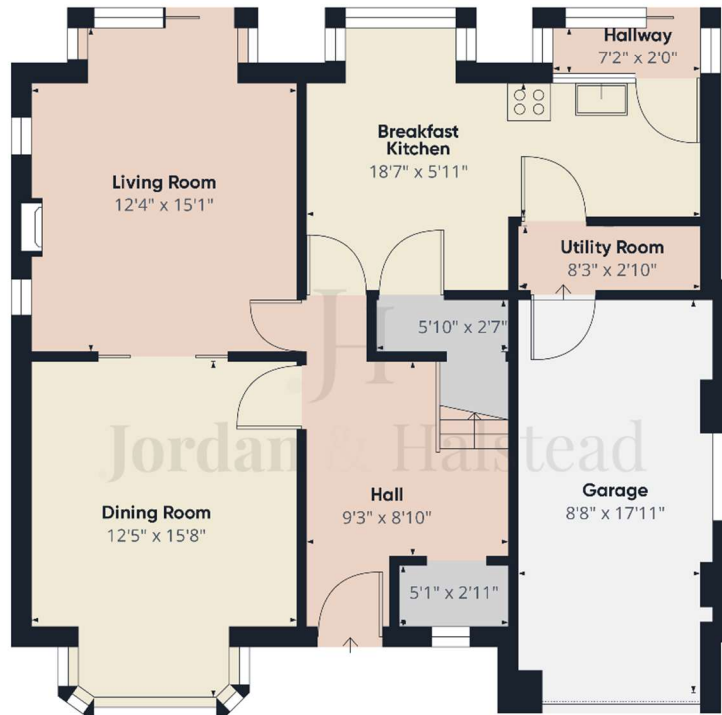
Council Tax Band – Band F

- Superb, detached house
- Four bedrooms, two bathrooms
- Open-plan living dining room
- Kitchen diner
- South-facing landscaped garden
- Views over Gatley Golf Club
- Driveway providing ample off-road parking plus integral garage
- Close to local amenities

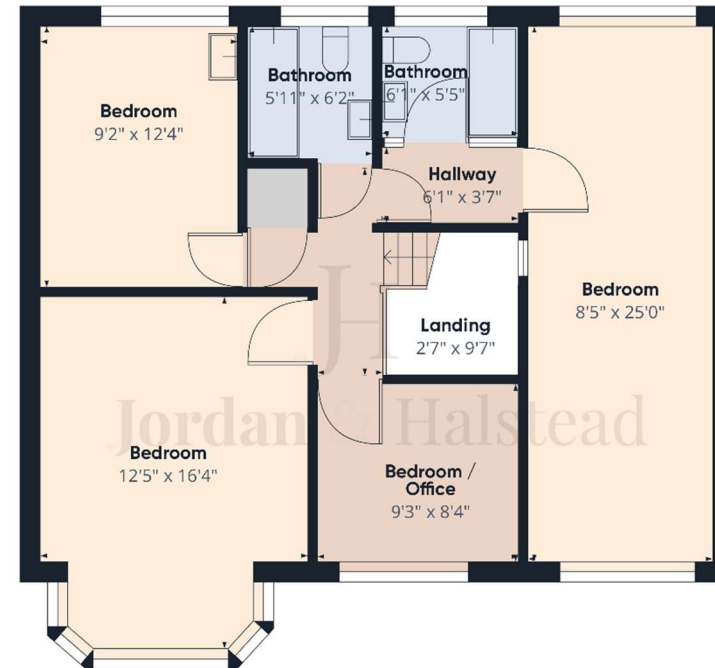
## Directions

From Gatley Village, head south along Church Road and turn left at the end on to Styal Road. Continue for approx. ½ mile and turn left on to Firs Road. At the end, turn right on to Linksway and follow the bend to the left. The property will soon be seen on your right-hand side.





Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>  
1609.25 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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