



Lawson Avenue, Gatley

Guide Price £595,000

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- Magnificent Semi Detached
- Double Storey Extensions
- 0.19 Acre Garden Plot
- Four Bedrooms
- Master Suite with Dressing Room and En Suite
- Family Bathroom Suite
- Extended Family Living Kitchen
- Extensive Off Road Parking
- Feature Bar
- Viewing By Appointment Only

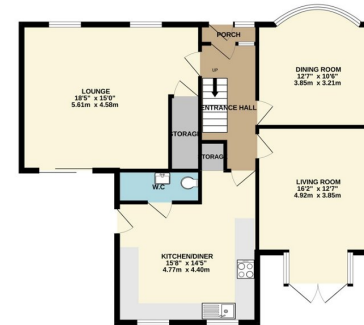


A magnificent EXTENDED SEMI DETACHED FAMILY HOME, situated within a popular enclave in CLOSE PROXIMITY OF GATLEY VILLAGE and occupying a TRULY ONE OF A KIND EXTENSIVE GARDEN PLOT. The accommodation comprises of a entrance hallway, leading to a bay fronted dining room, a large lounge with walk in storage, a further spacious living room, beautiful dining kitchen, wash room. The first floor reveals four excellent bedrooms including a stunning master suite with en suite and dressing room, served by a contemporary family bathroom suite. Extensive Off Road Parking. Large Landscaped rear garden with decked terrace areas and outbuildings including a bar room.

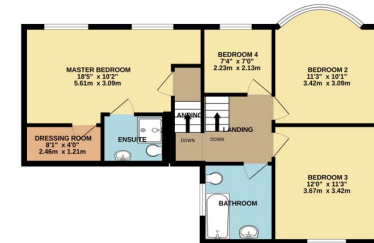




GROUND FLOOR
919 sq.ft. (85.4 sq.m.) approx.



1ST FLOOR
676 sq.ft. (62.8 sq.m.) approx.



TOTAL FLOOR AREA: 1595 sq.ft. (148.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.
Made with Metropix i2023



Energy performance certificate (EPC)

10 Leasden Avenue CHEADLE CHESHIRE SK8 1LY	Energy rating D	Valid until 15 December 2023
Current number	919 sq.ft. (85.4 sq.m.)	

Property type: Semi-detached house
Total floor area: 162 square metres

Rules on letting this property

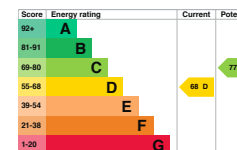
Properties can be let if they have an energy rating from A to C.

You can rent properties for up to 10 years on the open market. This does not mean that you can rent a property for more than 10 years.

Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

Breakdown of property's energy performance

Features in this property

Features get a rating from very good to very poor, based on how energy efficient they are. Ratings are not based on how well features work or their condition.

Assumed ratings are based on the property's age and type. They are used for features the assessor could not inspect.

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