



# 11 Beech Avenue, Gatley

£375,000

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- EDWARDIAN SEMI DETACHED.
- CENTRAL GATLEY LOCATION.
- OFF ROAD PARKING.
- CELLARS .
- BAY FRONTED MASTER BEDROOM AND LOUNGE.
- THREE BEDROOMS.
- EXCELLENT PROPORTIONS THROUGHOUT.
- BEAUTIFUL REAR GARDEN.
- THREE PIECE LARGE BATHROOM.
- WELL PRESENTED KITCHEN.



An imposing EDWARDIAN SEMI DETACHED HOME, with PERIOD FEATURES THROUGHOUT and situated on a highly sought after avenue in the CENTRE OF GATLEY VILLAGE. The accommodation comprises of a welcoming entrance hallway, large dining room with bay window, a beautiful lounge with wood burning stove, well presented kitchen and unconverted cellars. The first floor reveals three excellent bedrooms of which are served by a family bathroom suite with storage. Externally, is a beautiful fully enclosed rear garden, off road parking.





TOTAL FLOOR AREA : 1045 sq. ft. (97.0 sq. m.) approx.

While 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 guidance 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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