



4 Lloyd Avenue, Gatley

£435,000

**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY



4 Lloyd Avenue

Gatley

An Impressive four bed semi with open plan kitchen, lounge/diner, converted loft, two bathrooms, integral garage, off road parking, and mature garden with patio in a sought after residential area. Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Driveway parking
- Integrated garage
- Open plan kitchen dining area
- Garden access via French patio doors
- Sociable kitchen diner
- Multiple bay windows
- Charming feature fireplace
- Loft conversion with Velux windows and home office space
- Mature, enclosed garden to rear



4 Lloyd Avenue

Gatley, Cheadle

This impressive four bedroom semi detached house offers a superb blend of character and contemporary living, set within a sought after residential area. Upon entering, you are greeted by a welcoming hallway that leads to a spacious open aspect lounge/dining room with a charming feature fireplace and a bay window to the front, providing an abundance of natural light. The heart of the home is the open plan kitchen and dining area, designed for sociable family living and entertaining. This space benefits from French doors that open directly onto the garden. The kitchen is well appointed, with ample storage and generous work surfaces. Upstairs, four well proportioned bedrooms offer flexibility for families of all sizes. The loft has been thoughtfully converted to provide a versatile home office space, enhanced by Velux windows that fill the room with day-light. Additional conveniences include a family bathroom, a separate WC and additional shower room, off road parking and an integrated garage.

The property sits on a well proportioned plot with mature, enclosed garden to the rear, offering a private and peaceful outdoor space. The garden is well established, featuring lush lawns, mature shrubs, and a variety of flowering plants that provide year round interest. There is ample space for children to play, while adults can enjoy al fresco dining or summer gatherings on the patio area directly accessible from the kitchen diner.

The overall outdoor space complements the interior perfectly, making this an ideal property for families seeking a stylish and flexible home with excellent





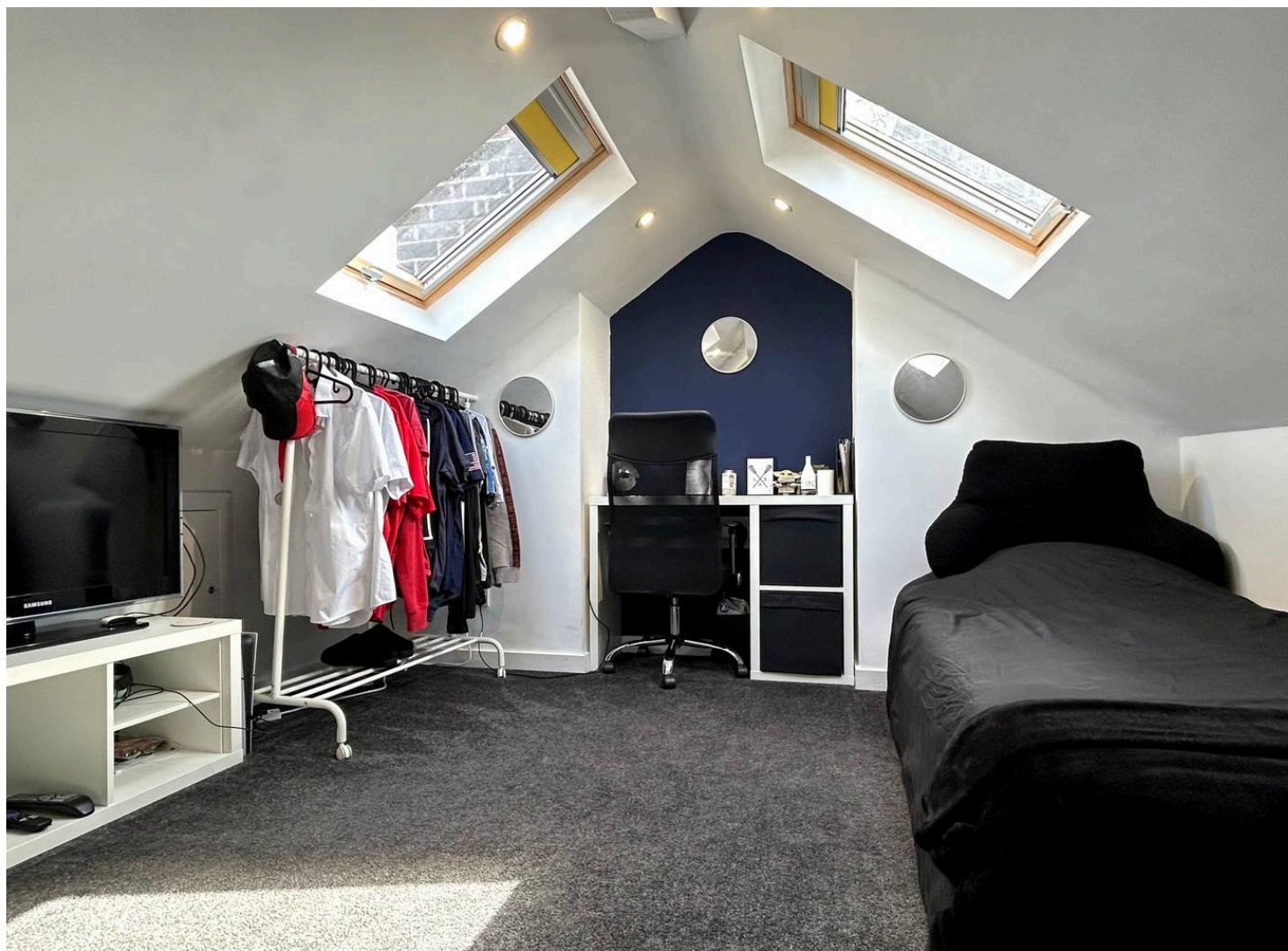
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Gatley, Cheadle

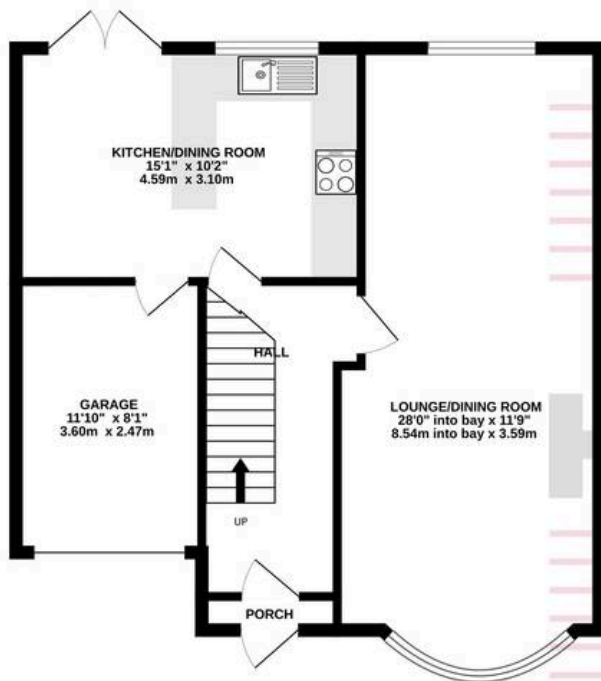
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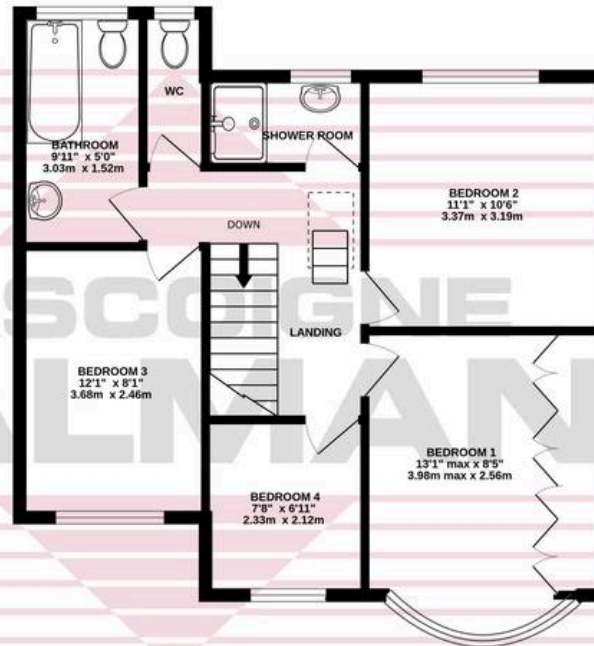
The overall outdoor space complements the interior perfectly, making this an ideal property for families seeking a stylish and flexible home with excellent entertaining and relaxation opportunities. Early viewing is highly recommended to fully appreciate all that this delightful property has to offer.



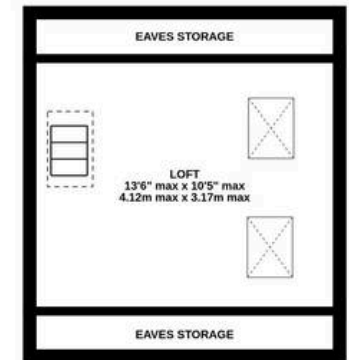
GROUND FLOOR
629 sq.ft. (58.4 sq.m.) approx.



1ST FLOOR
581 sq.ft. (53.9 sq.m.) approx.



2ND FLOOR
202 sq.ft. (18.8 sq.m.) approx.



TOTAL FLOOR AREA : 1411 sq.ft. (131.1 sq.m.) approx.

Whilst 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 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.
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