



24 Cromwell Avenue
Gatley

Asking Price £450,000

**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY



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Gatley

Extended three bedroom semi detached home in sought after Gatley featuring a stunning open plan kitchen diner, west facing garden, garage/store and ample off road parking.

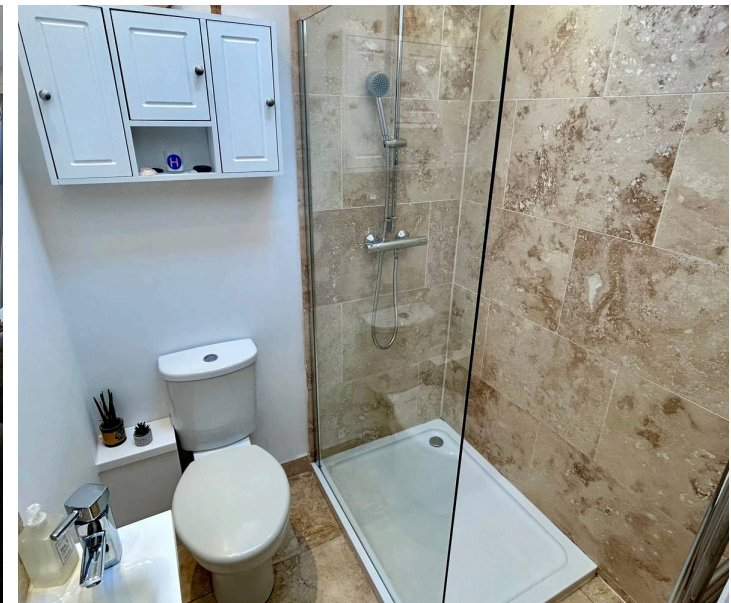
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Extended three bedroom semi detached home
- Sought after residential location in Gatley
- Large open plan kitchen diner
- Bifolding doors and central island
- Two reception rooms with character features
- Four piece family bathroom
- Boarded loft space with pull down retracting ladder.



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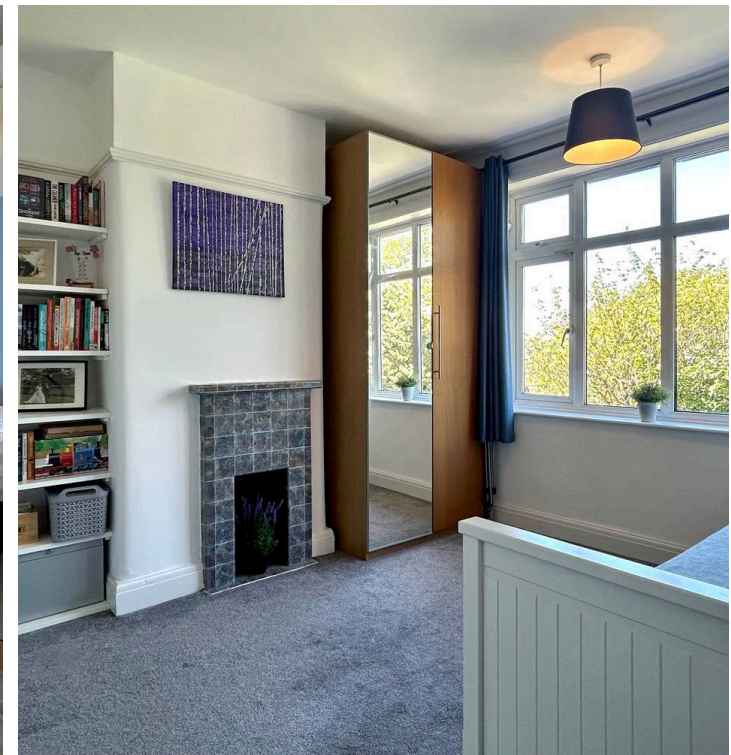
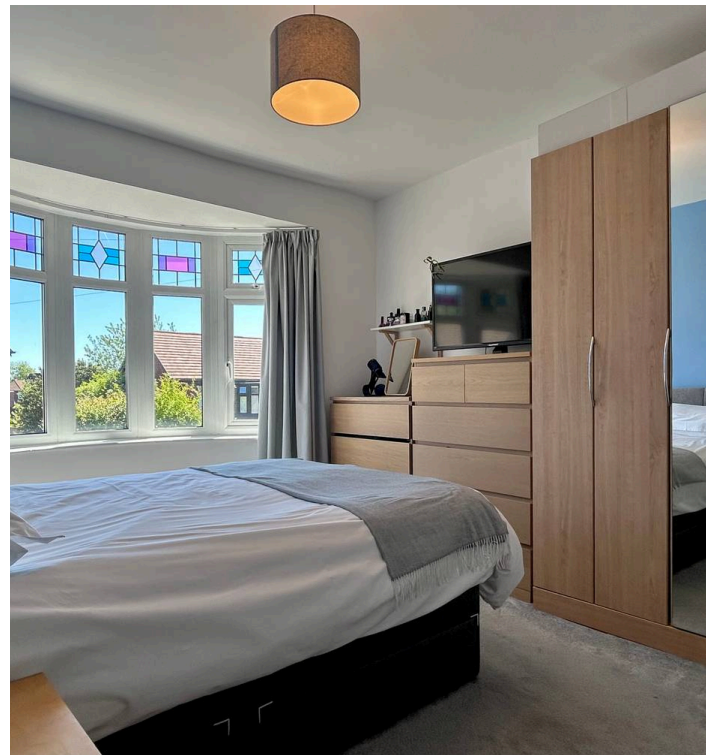
Gatley, Cheadle

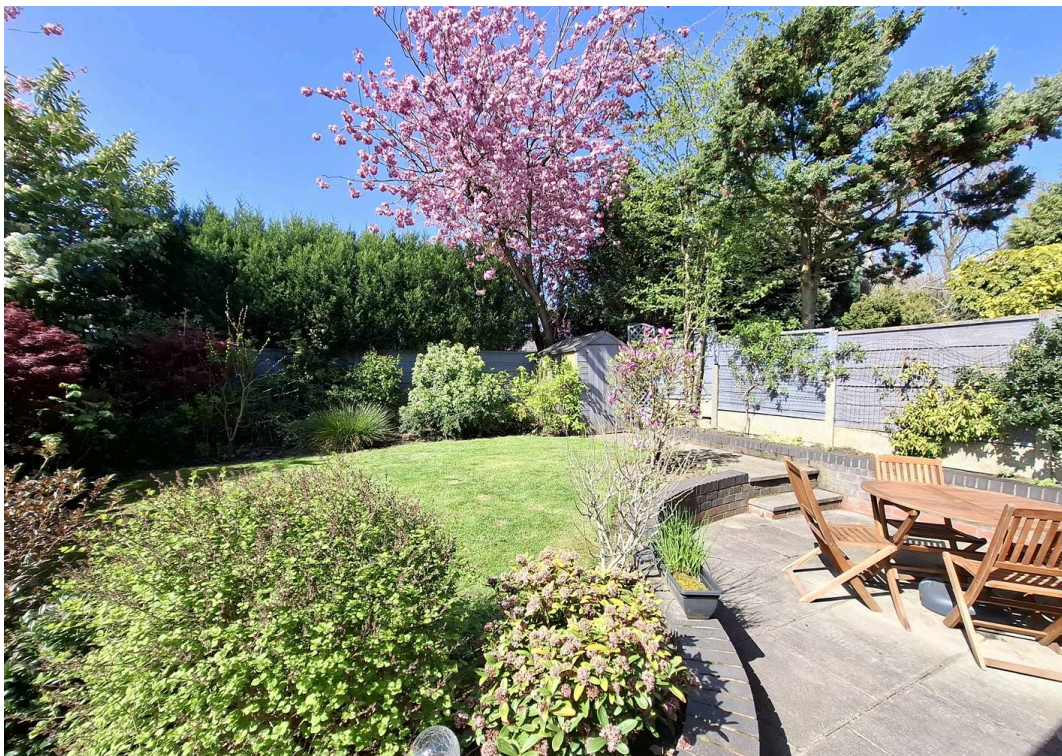
Occupying a sought after position within the popular residential area of Gatley, this thoughtfully extended three bedroom semi detached home offers an excellent blend of character, space and modern family living. Boasting instant curb appeal, the property is set behind a substantial block paved frontage providing off road parking for multiple vehicles. A welcoming entrance porch and hallway lead through to a charming bay fronted lounge complete with attractive stained glass inserts to the double glazed windows. To the rear, a cosy living room overlooks the garden and features UPVC French patio doors alongside a recessed chimney breast with stove, creating an inviting space to relax.

Undoubtedly the heart of the home is the impressive open plan kitchen diner, designed with entertaining and family life in mind. Flooded with natural light from two ceiling skylights and bi-folding patio doors opening onto the garden, this sociable space also benefits from a central island ideal for casual dining together with a range of integrated appliances. Further ground floor accommodation includes a useful shower room with skylight and an integral garage/store providing excellent storage and utility space.

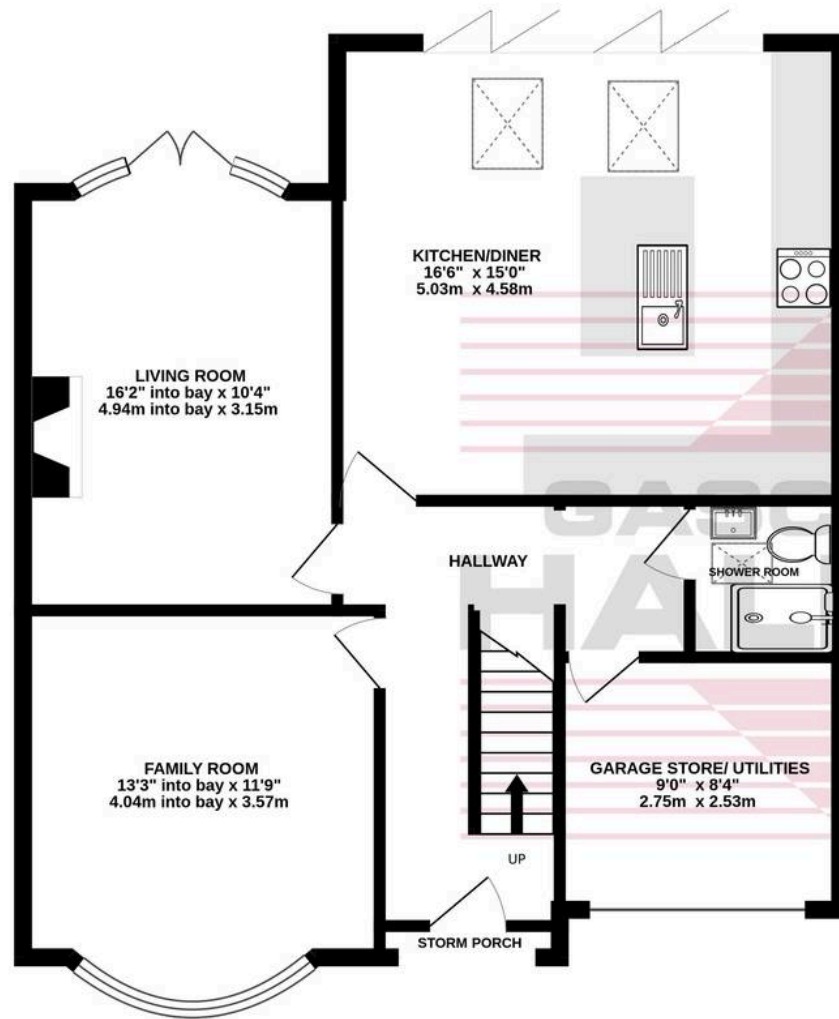
To the first floor are three well proportioned bedrooms served by a stylish four piece family bathroom incorporating both a separate bath and shower enclosure. There is also a convenient boarded loft space access via a retracting drop down ladder for added convenience.

Externally, the property enjoys a beautifully maintained west facing rear garden featuring a paved patio seating area, generous lawn and mature planting including charming cherry blossom trees.

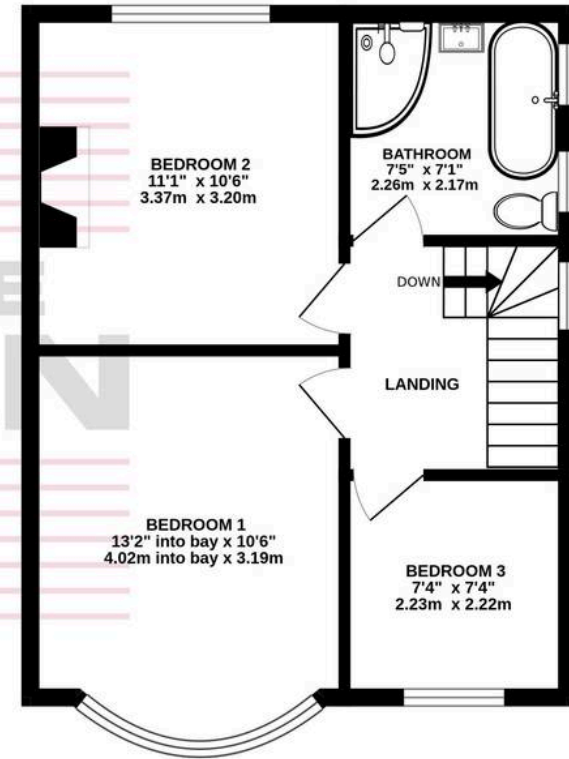




GROUND FLOOR
748 sq.ft. (69.5 sq.m.) approx.



1ST FLOOR
398 sq.ft. (37.0 sq.m.) approx.



TOTAL FLOOR AREA : 1146 sq.ft. (106.5 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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