



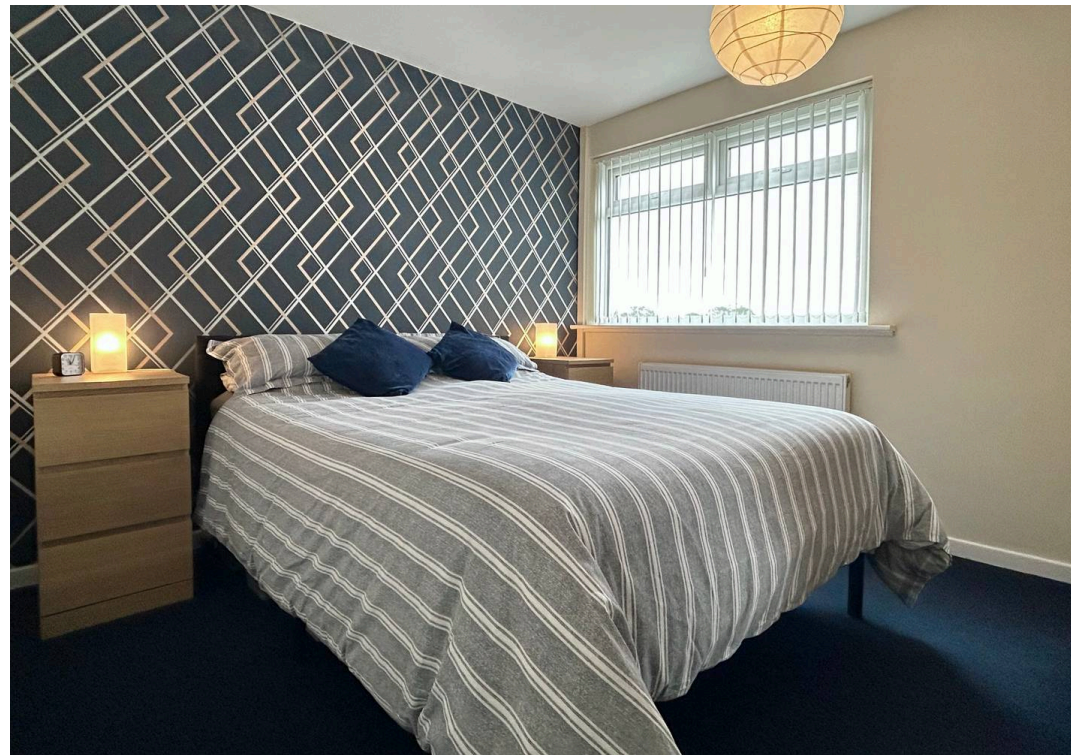
6 Rydal Close

Gatley

£450,000

**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY



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A charming three bedroom detached bungalow situated in a cul de sac. Modern kitchen, new bathroom, garage, loft space, new roof, re-wire, new boiler, UPVC windows, near to schools & transport links.

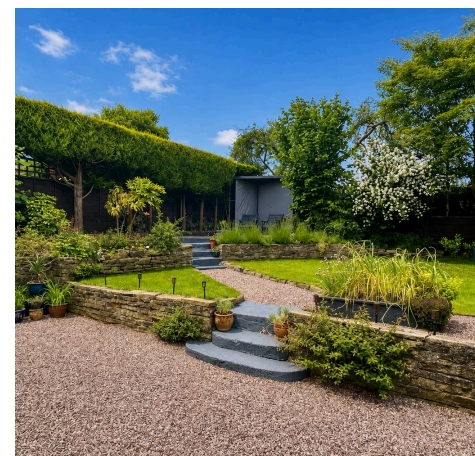
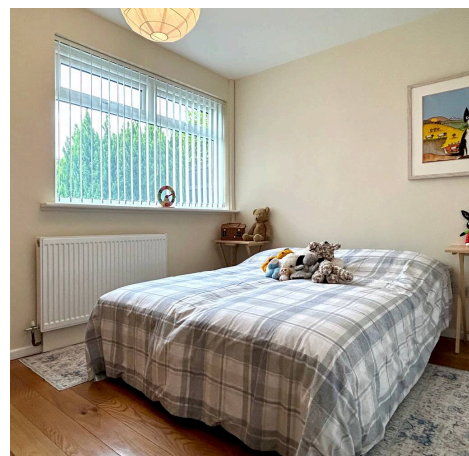
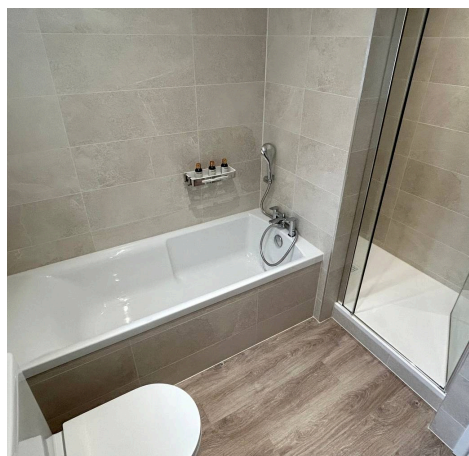
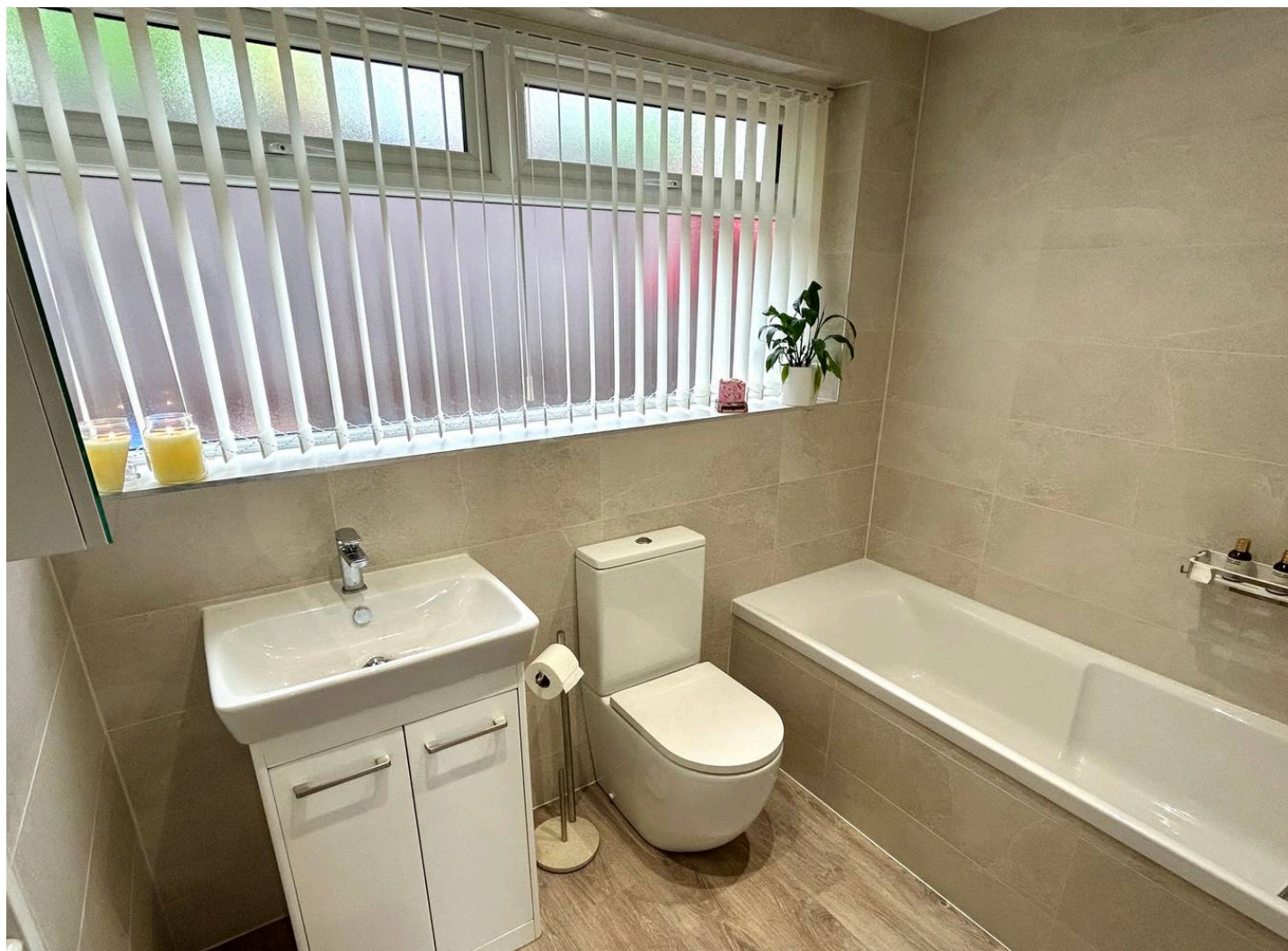
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Complete re-roof which is under guarantee.
- Complete re-wire & upgraded consumer unit.
- New UPVC double glazed windows & French Patio doors
- Brand new bathroom with separate shower enclosure.
- Large garage with plumbing for utilities.
- Useful loft space with pull down retracting ladder.
- Cul de sac position.
- Lovely rear garden offering far reaching views towards Manchester



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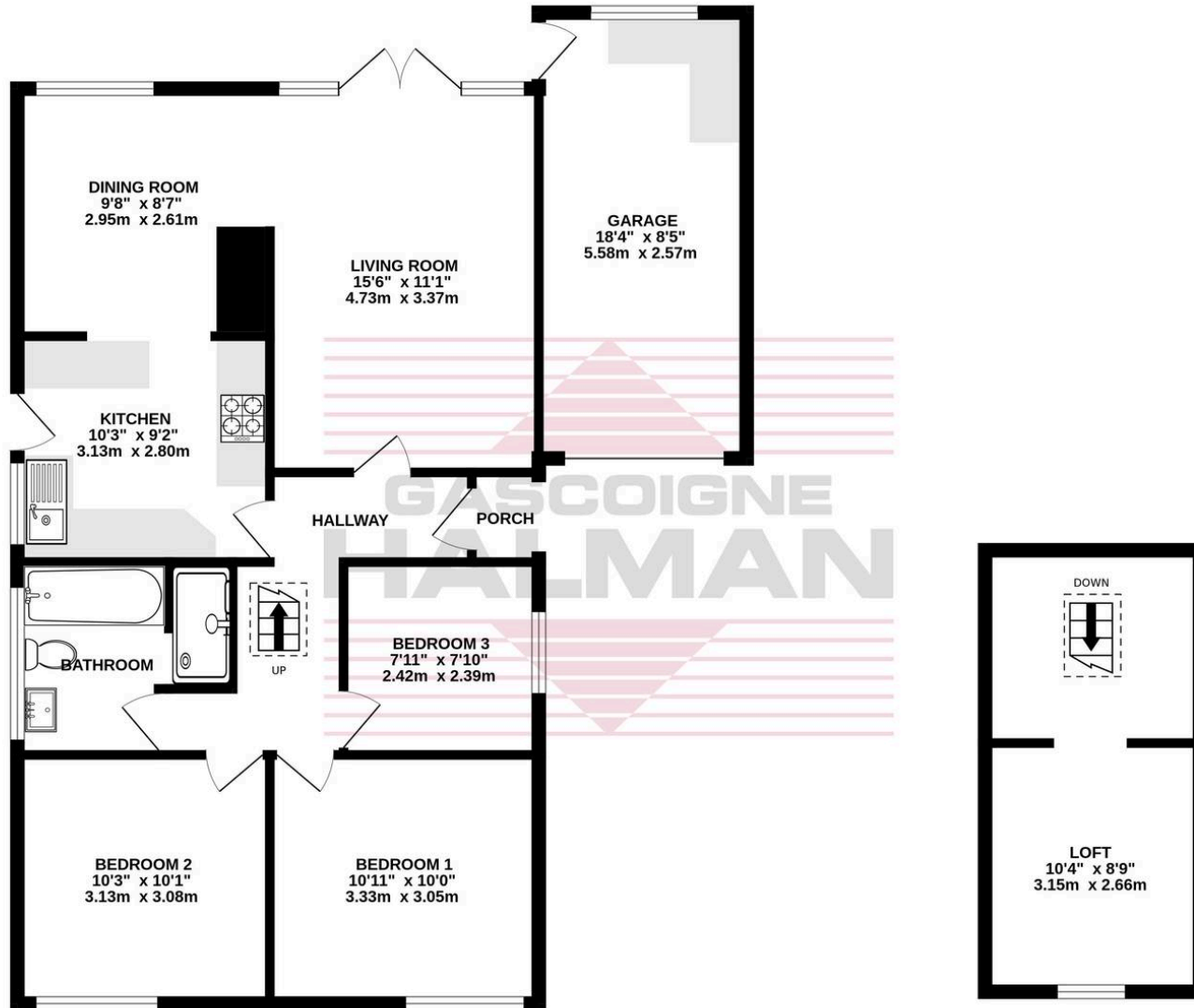
Gatley

Nestled in a peaceful cul de sac, this beautifully refurbished three-bedroom detached bungalow offers an impressive blend of modern comfort and practical living. The home has undergone a comprehensive re-roof, which is under guarantee, along with a complete re-wire and the installation of an upgraded consumer unit, ensuring safety and peace of mind for years to come. Step inside to discover a bright and welcoming interior highlighted by new UPVC double glazed windows and elegant French patio doors, which fill the living spaces with natural light. The heart of the home is a spacious lounge, perfect for relaxing or entertaining, complemented by a brand new bathroom featuring quality fixtures, a sleek separate shower enclosure, and contemporary finishes. Each of the three bedrooms is generously sized, providing flexibility for family living, guests, or a dedicated home office. The large garage offers excellent storage solutions and is thoughtfully equipped with plumbing for utilities, catering to laundry or workshop needs. A useful loft space, accessed via a pull-down retracting ladder, is currently used as a hobby room, providing additional versatility for creative pursuits or extra storage. Throughout the property, a central heating upgrade has been completed, including a new combi boiler and radiators, ensuring warmth and efficiency. The bungalow's elevated position affords far-reaching views towards Manchester, creating a serene backdrop to every-day life. Local amenities are within easy reach, with reputable schools and convenient transport links nearby, making this a prime choice for families and commuters alike. This is a rare opportunity to secure a move-in-ready home that perfectly balances modern upgrades with the ease of single-level living, all set in a desirable and tranquil location.



GROUND FLOOR
932 sq.ft. (86.6 sq.m.) approx.

1ST FLOOR
157 sq.ft. (14.6 sq.m.) approx.



TOTAL FLOOR AREA: 1089 sq.ft. (101.1 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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