



Rosewood Gardens, Gatley

Guide Price £385,000

□ 3 **□** 2 **□** 2

- Impressive 3 bed semidetached
- Fully fitted kitchen, Double glazed
- Master ensuite plus suberb family bathroom
- High specification and design
- Enclosed rear garden
- Council tax D

• EPC B

Leasehold - 970 years remaining

Viewing a must





A superb 3 bed semi detached home which is sure to impress. The contemporary accommodation features entrance hall, cloakroom with ground floor WC, lounge, superb fitted kitchen/family room with appliances, 3 bedrooms, master en suite and family bathroom. Outside and to the rear is an enclosed garden with waney lap surround and patio area. To the front a paved driveway provides off road parking. Well worth an early viewing.















Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and not responsibly 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.

Energy Efficiency Rating			
		Current	Potentia
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		85	
(69-80)			
(55-68)			
(39-54)			
(21-38)			
(1-20)	•		
Not energy efficient - higher running costs			
England & Wales		EU Directiv 2002/91/E	