

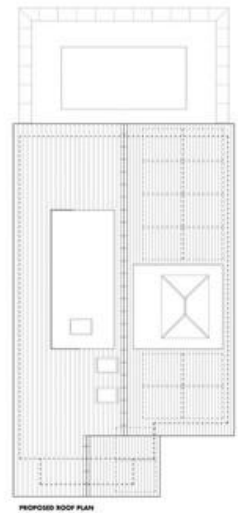
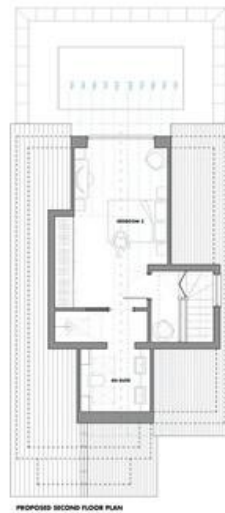


22 West End Avenue
Gatley, Cheadle, SK8 4DR

- UNIQUE NEW BUILD
- HIGH SPECIFICATION
- ECO FRIENDLY
- 4 BEDROOMS

Guide Price £650,000
EPC Rating 'TBC'





Property Description

EXCLUSIVE, ECO FRIENDLY, NEW BUILD, EXEC HOME

People love creativity with credentials. This unique four bedroom executive home is the synthesis of one of South Manchester's premier construction companies in conjunction with a business partner driven by the determination to create a hugely eco-friendly home. Having marketed for JC Brennan Construction for 25 years Joules can categorically state that homeowners can be sure of the quality they are buying. On this occasion it is an utterly unique one off design by a local renowned architect, to provide a spacious three storey detached family home that establishes itself as closely as it can get to a zero carbon footprint.

There was opportunity to have more living space but the quest for economy was an overruling factor and 1700 square feet / 178 square meters is clearly generous in any event. The introduction of an air source heat pump, at substantial extra cost, offers up typically up to six times more efficiency than gas whilst the lifespan of the system is expected to be 25-30 years compared to an average boiler





that, if we were being kind, might survive for 10-12 years. This all electric home also includes a cleverly disguised Solar PV with a battery system for further self sufficiency. Equally, there is the highest of insulation standards.

Independent of the compelling energy ergonomics there is the luxury of the detail with an outstanding fully fitted living kitchen that includes high marque oven, microwave, hob, extractor, fridge freezer and dishwasher accompanied with delicious quartz worktops. The bathrooms are also stunning affairs and are fully tiled including the ensuite. There is underfloor heating on the ground floor and bathrooms.



The aesthetic from your first visit will set the scene for what excellence is to come with rustic. weathered Caverton bricks to the elevations and enchanting flush casement windows, whilst the proposed block paved driveway will complete a compelling picture.

Ultimately, the location of Gatley, within a cul-de-sac was a prudent one as you are a pleasant walking distance of the village centre with the fine choice of shops, drinking hostels, café wine bars and restaurants whilst Gatley train station, the international airport and the motorway complex of the M56 and M60 are only a short drive away.

The carpets and flooring will be laid in the early summer to celebrate the completion of this unique offering and early enquiries are invited as contractual arrangements can be negotiated in anticipation of the finished project. Further details and specifications will be added as they become available.



THE ACCOMMODATION COMPRISES

GROUND FLOOR

HALL

18' 4" x 7' 4" (5.59m x 2.24m) Measurement includes under stairs area.

LOUNGE

18' 5" x 11' 10" (5.61m x 3.61m)

WC

5' 4" x 3' 0" (1.63m x 0.91m)

KITCHEN

19' 7" x 9' 3" (5.97m x 2.82m) Open plan to dining area

DINING AREA

16' 5" x 10' 4" (5m x 3.15m)

UTILITY ROOM

8' 7" x 5' 6" (2.62m x 1.68m)

FIRST FLOOR

LANDING

19' 3" x 7' 4" (5.87m x 2.24m)





BEDROOM TWO

14' 2" x 11' 10" (4.32m x 3.61m) Measurement is into the bay

BEDROOM THREE

11' 10" x 10' 4" (3.61m x 3.15m)

BEDROOM FOUR

8' 9" x 8' 2" (2.67m x 2.49m)

BATHROOM

11' 10" x 7' 3" (3.61m x 2.21m)

SECOND FLOOR

LANDING

4' 4" x 3' 0" (1.32m x 0.91m)

PRINCIPAL BEDROOM

BEDROOM

12' 2" x 10' 7" (3.71m x 3.23m) Open plan to recessed area

GABLED AREA

9' 9" x 7' 8" (2.97m x 2.34m) Open plan to main bedroom space

RECESSED AREA

4' 8" x 3' 9" (1.42m x 1.14m) Ideal for dressing area

ENSUITE

9' 8" x 9' 8" (2.95m x 2.95m) Measurement reduces to 6'9 x 9'8



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements