



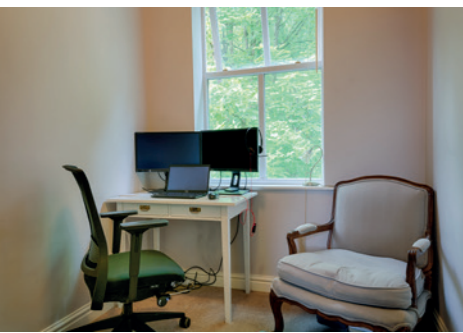
## The Old Tannery, Gee Cross

A fantastic family home in a great location

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ON THE MOVE  
PROPERTY BOUTIQUE





Welcome to The Old Tannery an unusual semi-detached home in a great location.

The Old Tannery is a development of privately owned apartments and houses in the heart of Gee Cross, you are within easy walking distance of all the great facilities and a gentle stroll up to Werneth Low to blow away the cobwebs.

Before you ascend the stairs to the front door, you can park the car in the double garage. The garage is large enough that it would make a great space for a craft workshop or for storing all your outdoor bits and pieces with still room for a large car.

At the entrance there is space for a table and chairs and BBQ so you can entertain family and friends. Step inside and you have a hallway cupboard for storage of coats, shoes, and the ironing board.

Straight ahead of you is your gorgeous living room, enjoy a quiet night in or gather friends and family for a game's night in this spacious bright room. There is also space for a dining table so you can enjoy meals together.

The separate kitchen has all the required appliances including a dishwasher and has ample work top and cupboard space for those that like to cook.

Back into the hall way and the family bathroom is located just off to the right here, with a clean white suite and shower over the bath.

Head upstairs where you will find the delightful master bedroom which has a fabulous balcony for you enjoy your morning cup of tea or evening aperitif whilst you get ready for a night out. There is a second double bedroom which has storage plus room for a double bed.

You have a third single room which is currently used as an office but would make an ideal guest room.

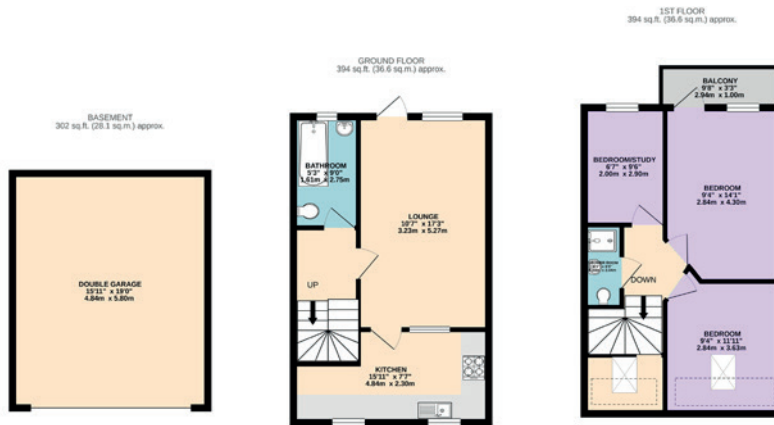
A handy shower room and toilet are located on the second floor with white suite which completes the second floor.

The galleried landing provides the perfect spot for some extra storage.





# The Old Tannery - Floor Plan



TOTAL FLOOR AREA: 1091 sq ft. (101.3 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 misstatement. 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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## KEY POINTS

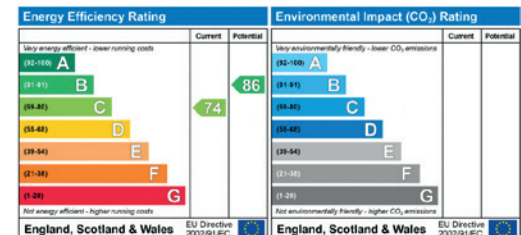
- Three-bedroom semi-detached home
- Large double garage
- Outdoor space for relaxing
- Master bedroom with balcony

## TECHNICAL DETAILS

- Council tax band: D
- Boiler type and location : Kitchen combination – 3 years old
- Thermostatic shower
- Double Garage
- Leasehold - @979 years remaining - £150 ground rent per annum and £720 per year service charge which includes:
- Buildings Insurance, Window cleaning, communal area cleaning, window maintenance, roof and gutter maintenance, gardening, external lights, car park maintenance.

## EPC GRAPH

### ENERGY PERFORMANCE CERTIFICATE



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

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