



93 Joel Lane
- GEE CROSS -

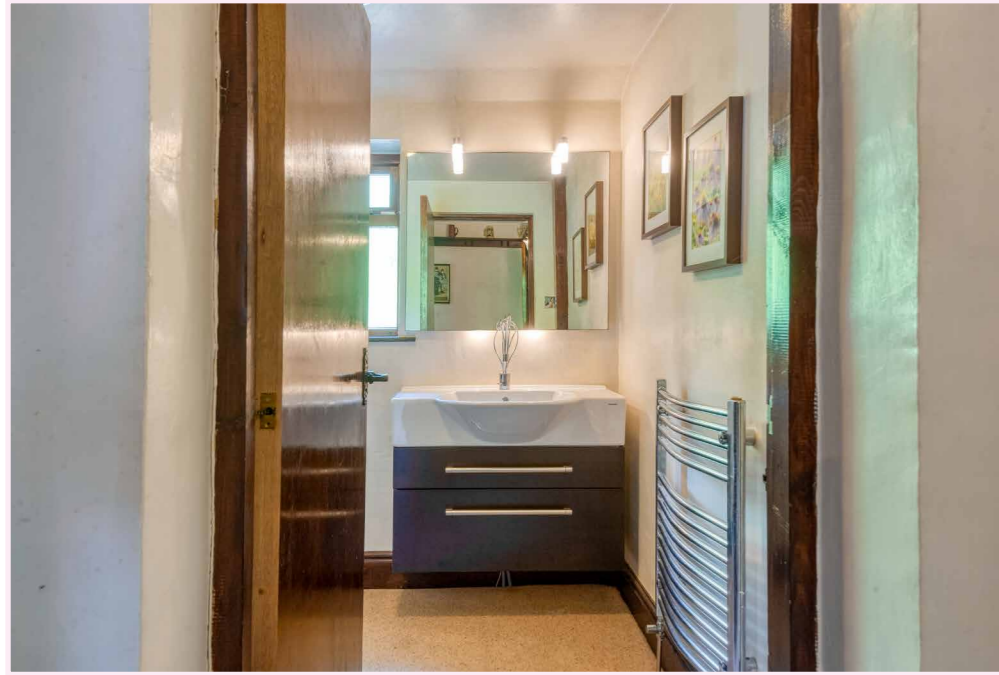
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Welcome to Joel Lane, a property of this calibre does not come to market very often.

A substantial detached property, this is a much-loved family home which has been in their ownership for many years and is now ready for a new family to make it their own.

On entrance, the hallway leads you through this characterful home, giving you large rooms and fabulous living spaces.





HEART OF THE HOME

Your first sitting room is at the front of the property.

There are windows to the front with a picture-perfect view of the front garden.

With coving and plate racks plus fireplace, this room makes a fabulous place to enjoy with family and friends.

To the right the integral garage was converted many years ago and is used as an office by the current owners. For a busy household with children this would be a great place for a playroom.

There is a handy downstairs wc and cloakroom room across the corridor and a separate utility area leading to the integrated garage.

ENTERTAINING HEAVEN

Wander back through into the lounge and through to the second sitting room.

You have views over the amazing rear garden and a generous space to put any number of sofas for everyone to gather with a feature fireplace for colder evenings.

Large patio doors open into the stunning rear garden so everyone can spill outside when the weather allows.

The large family kitchen is a real showstopper, vaulted ceiling with beams, granite topped island, stable style back door are just a few of the features that will make you want to linger. The current owners have a sofa and a table and chairs so friends can sit and chat while a feast is prepared. With windows on both sides overlooking the front and rear gardens, the views are stunning.





BEDROOM BLISS

Upstairs you have a spacious landing which leads to three bedrooms, two of the bedrooms are generous doubles and the third is a smaller room but can accommodate a single bed with further room for storage.

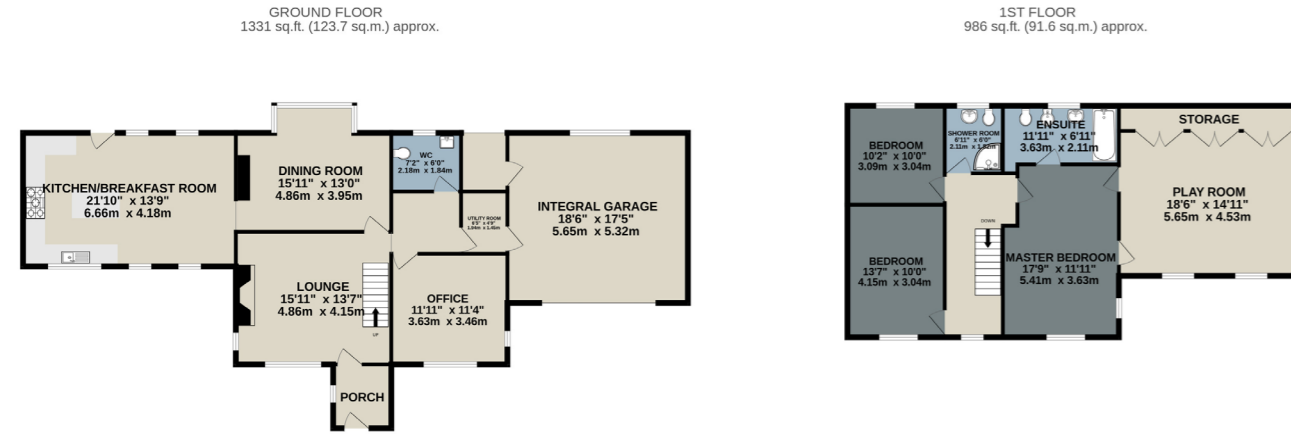
The principal bedroom is a grand space with room for a super king-sized bed, free standing wardrobes and a seating area overlooking the front garden.

The en suite bathroom is larger than average with underfloor heating, a shower over the bath for busy mornings and in the evening relax in the jacuzzi bath. There is access from the principal to a further room above the garage. This is currently used as a storage and games room but would make a fantastic walk-in wardrobe or home office.

The second double bedroom also overlooks the front of the property and has space for a double bed plus storage.

The family bathroom has a large shower cubicle and a heated towel rail.

FLOOR PLAN



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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FINER DETAILS

- Detached home in an elevated position on Joel Lane
- Enjoy walks and cycling from your front door
- Double garage , off-road parking for several cars
- Character home with bags of space
- Substantial rear garden which is not overlooked
- Three double bedrooms plus office space
- Freehold
- Council tax band G
- Boiler type – Gas Combination 2 Years Old
- Boiler Location – Garage
- Off road parking and double garage
- Werneth Low country park is a stroll away
- Manchester City centre a short train journey away
- Manchester Airport a 25 minutes’ drive



OUT & ABOUT

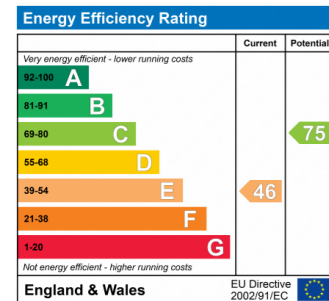
Set back off the prestigious Joel Lane, Gee Cross this property commands an elevated position.

From your door take a lovely stroll or more strenuous cycle across Werneth Low Country Park and stop at one of the many pubs for refreshment along the way.

A Tesco Express for your pint of milk and a paper and access to any number of larger super markets for the weekly shop.

Within easy reach of the road, rail and air networks and fantastic primary/secondary schools both comprehensive and private this is the ideal location.

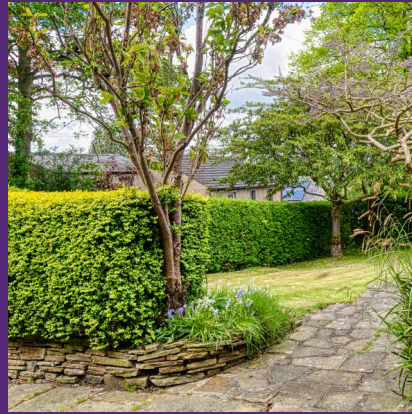
You can be in Manchester in under 30 minutes by rail .



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