



# Orchard Rise

- GEE CROSS -

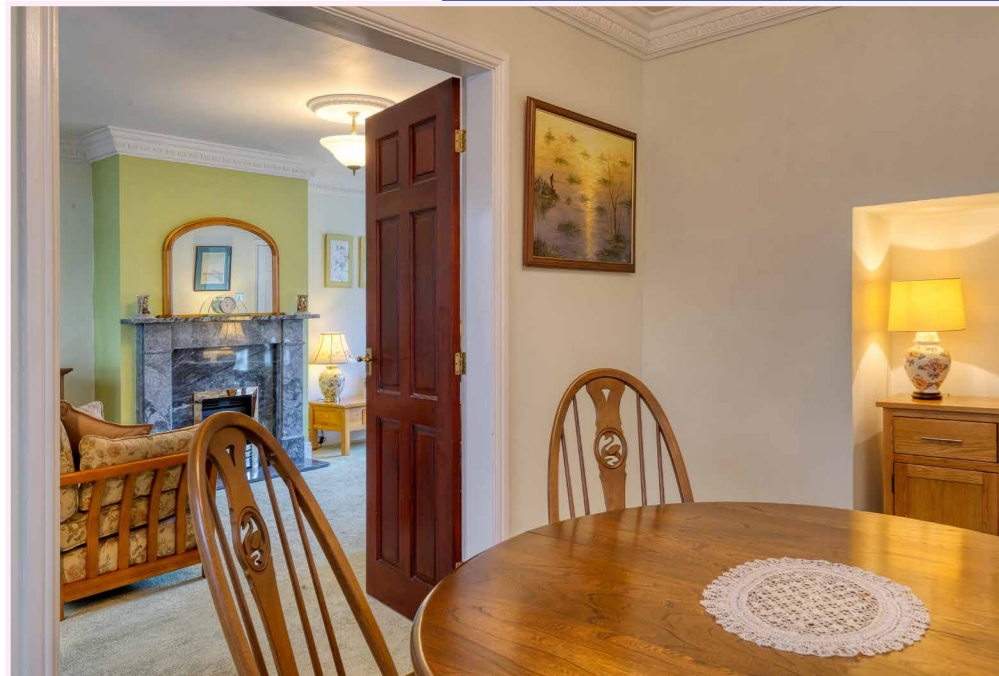
## WELCOME

This home is tucked away on a quiet cul-de-sac development with no passing traffic. On entrance there is a covered porchway to shelter you from the weather and pop your wet umbrella.

The hallway leads you left into your family kitchen which has recently been re-fitted. There is fabulous work-top space for anyone that likes to cook and space for a table so you can enjoy some company whilst in the kitchen. There is space for all the required appliances and bags of storage.

You have a handy utility room and ground floor cloaks perfect for visiting family and friends. You also have access to the rear garden here.





## HEART OF THE HOME

Wander through into the formal dining room which is a good space for your Sunday lunch and an afternoon board game.

For additional living space there is a large conservatory across the back of the house. You can throw open the doors during the summer months and bring the outside in.

## BEDROOM BLISS

Whether you have a large family to accommodate or friends that like to visit you will not be short of bedrooms for them all.

Four double bedrooms, master with ensuite and family bathroom across a gorgeous landing make this home a great option for those looking for a property with great options.

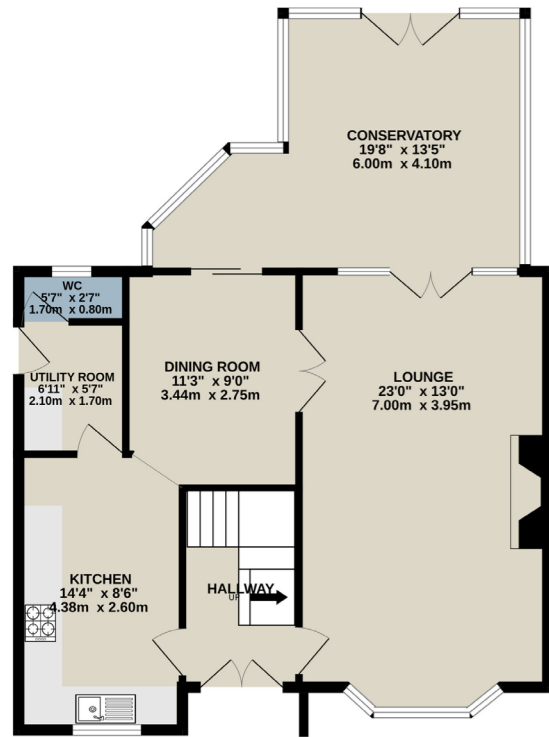
The family bathroom which has recently been updated is the perfect place for a refreshing shower or to relax in the bath after a long day at the office or school.





# FLOOR PLAN

GROUND FLOOR  
821 sq.ft. (76.2 sq.m.) approx.



1ST FLOOR  
632 sq.ft. (58.8 sq.m.) approx.



TOTAL FLOOR AREA: 1453 sq.ft. (135.0 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 is given.



Energy Rating	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		

Current: 64, Potential: 84

# FINER DETAILS

- Large detached family home – 4 bedrooms, 3 bathrooms and 3 reception rooms
- Off road parking for the family's cars plus double garage
- Walking distance into Gee Cross and Werneth Low Country Park
- In catchment for Dowson Academy and Alder Community High School
- Gardens and patio areas for entertaining
- Perfect for those looking for a family home with bags of space.
- Leasehold - £100 ground rent per annum – 969 years remaining
- Council Tax Band - F
- Boiler Location – Utility Room
- Boiler Type – Combination
- Alarm
- Loft – Light and ladder
- Double garage and off road parking



# OUT & ABOUT

Tucked away on this private development of detached properties this delightful home is in the perfect spot. You can blow away the cobwebs at Werneth Low Country park which is a few minutes walk away along with all the amenities of Gee Cross Village.

There are good primary/secondary schools also within walking distance, access to private schools is also available. If you need to travel further afield the M60/M67 is a few minutes drive away along with mainline train stations to take the strain away from your commute.

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