



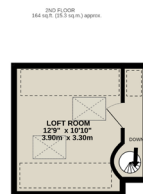
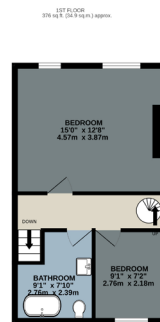
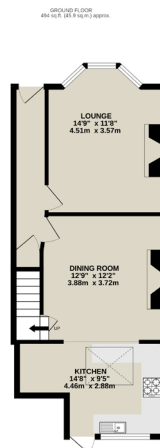
Mottram Old Road

- GEE CROSS -

This pretty stone cottage sits close to the bottom of Spring Avenue, with Werneth Low Country Park on your doorstep.

KEY POINTS

- Two bedrooms
- Rear decked cottage garden
- Sociable kitchen/ diner with log burner
- Close to all the village amenities
- Excellent transport links
- Werneth Low Country Park on doorstep



TOTAL FLOOR AREA - 1024 sq ft (95 sq m) approx.
We have made every effort to ensure the accuracy of the floorplans contained here. Measurements of doors, windows, stairs and any other items are approximate and are not intended to be used for any legal purpose or in any contract. The plans are for illustrative purposes only and should be used as such to any prospective purchaser. The services depicted on the floorplans shown here are not intended and are provided as a guide only. Measurements are in metres unless stated otherwise.
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This pretty stone cottage, within walking distance of Gee Cross village has two bedrooms and sits close to the bottom of Spring Avenue with Werneth Low Country Park on your doorstep.

It benefits from a recent re-decoration throughout giving it a modern feel.

On entrance you have a spacious hallway with handy storage for all your coats and shoes. To the left you are greeted with a cosy, dark green lounge with feature gas fireplace, a gorgeous bay window and beams giving you that perfect cottage feel.

Wander through into your dining/kitchen where there is a surprising amount of work-top and cupboard space for all your culinary bits and pieces. There is also space for a dining table for you to entertain your family and friends with dinner and a cocktail or two with the added benefit of a log burner for the chillier nights. From the kitchen you can access the rear garden, catching the sun till late you can come home and enjoy the last of the sunshine or light up the BBQ over the weekend and enjoy the benefits of the outdoor space.

Upstairs there are two bedrooms. The principal to the front stretches across the front of the house and gives bags of space for a fantastic comfy bed and all the storage you could need. An original fireplace has been re-stored, along with the cottage style doors.

The second bedroom sits at the rear and is also a good size. The family bathroom sits between the two bedrooms and has as clean white suite with thermostatic shower over the stunning roll top bath.

The loft space is accessed by a spiral staircase and is perfect for all your storage needs.

Out and About

This pretty stone cottage sits on the edge of Werneth Low, you can be blowing away the cobwebs within minutes from home, there are endless routes to take with the dog and then enjoy a refreshment at one of the pubs along your route.

If the bright lights of Manchester are more your thing, head to one of the many train stations and you can begin your shopping in under 30 minutes.

If you prefer the car the M60/M67 are a few minutes driveway, as are many supermarkets for the weekly shop.

For those last-minute items, you can stroll into Gee Cross where you will find a small Tesco, bakers, takeaways and small play park for little ones.



TECHNICAL DETAILS

- Freehold
- Council Tax Band C
- Double Glazed
- Boiler Type - Gas
- With on street parking
- 25 Minute Drive To Manchester Airport/ City Centre
- Fabulous Walks On Your Door Step

| Energy Efficiency Rating | | Current | Potential |
|--------------------------|---|---------|-----------|
| 92-100 | A | | |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | 59 | 78 |
| 21-38 | F | | |
| 1-20 | G | | |

Very energy efficient - lower running costs
Not energy efficient - higher running costs
England & Wales
EU Directive 2002/91/EC

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