



Rosemary Drive

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Beyond its discreet location, this property boasts ample parking for several cars, ensuring convenience for residents and guests alike.

Approaching the property, you're greeted by gardens to three sides, providing opportunity for outdoor gatherings and relaxation. . With no overlooking properties, residents can enjoy a sense of seclusion and tranquillity. An attached brick-built outhouse offers secure additional storage space, perfect for housing outdoor equipment and garden essentials

Stepping inside, you're welcomed by an impressive hallway that sets the tone for the fabulous ground floor accommodation.





HEART OF THE HOME

The modern fitted kitchen is a culinary haven, equipped with all the appliances one could desire, ample worktop and storage space, and a designated area for casual dining, ideal for socialising or supervising homework while cooking.

Adjacent to the kitchen, a handy utility space adds practicality to daily living routines.

For those who love to entertain, the expansive lounge provides an abundance of space for various seating arrangements and space for a media wall, ensuring comfort and functionality for gatherings of any size.

Hosting formal dinners and celebrations is a delight in the elegant dining room, offering a sophisticated ambiance for special occasions.

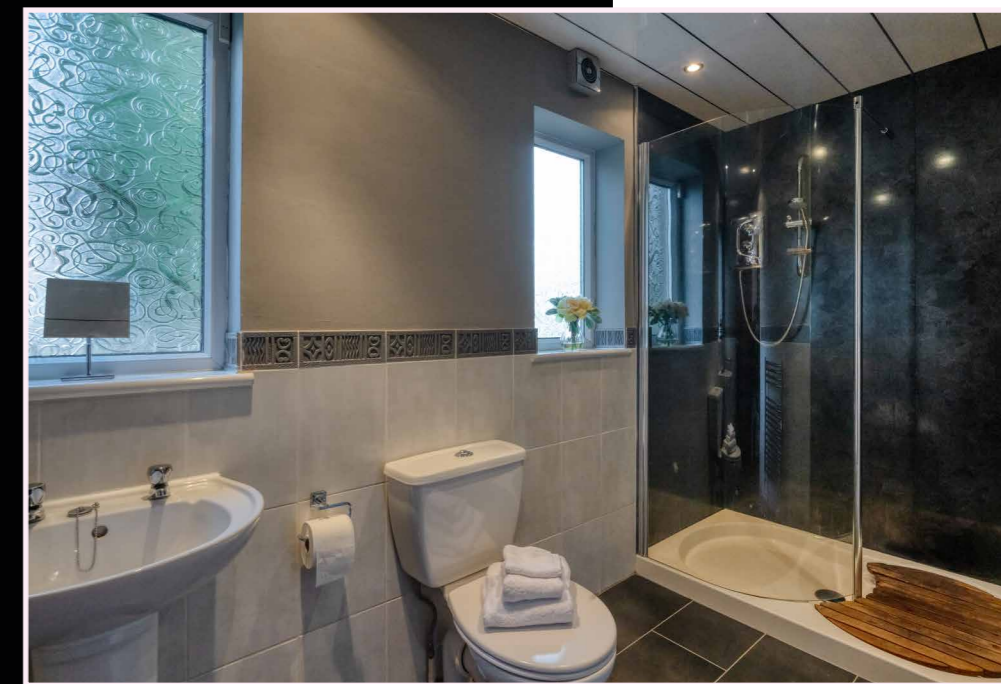
BEDROOM BLISS

Turning right from the hallway, you'll discover the impressive principal bedroom, a spacious retreat boasting ample storage solutions and a great space for relaxing at the end of a long day.

Adjacent to the principal bedroom, two bathrooms cater to different needs; one featuring a full bathroom with a separate shower cubicle, while the other offers a convenient shower room for added convenience.

Up to the first floor where you will discover two additional bedrooms, each offering ample space for double bedroom furniture, perfect for family members or guests. A convenient shower room on this floor is perfect to serve these two rooms.

As you explore further, the landing unveils a hidden gem - an enormous storage space, offering endless possibilities for organisation. Looking ahead, this space holds potential for future conversion into additional living quarters, games room etc providing flexibility to adapt the home to changing needs.



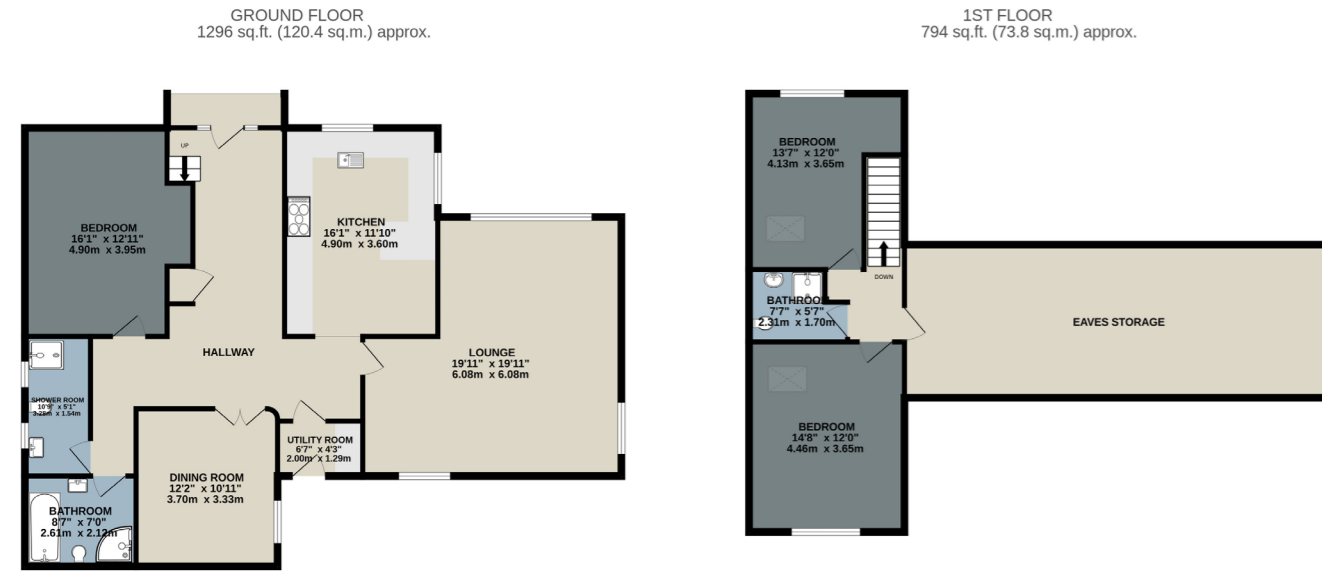


OUTDOORS

Outside, there are gardens enveloping the property on all sides, providing picturesque settings for outdoor enjoyment, from morning coffees to evening gatherings with loved ones. Ample parking for several vehicles ensures convenience and ease for residents and visitors alike, completing the appeal of this property.

This exceptional home in Gee Cross offers not only the comforts of modern living but also the potential for future expansion, making it an ideal choice for those seeking a home that can adapt to their changing lifestyle needs.

FLOOR PLAN



TOTAL FLOOR AREA: 2090 sq.ft. (194.2 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 as to their operability or efficiency can be given.
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FINER DETAILS

- Prestigious location on a private road
- Rear sunny garden
- Large Sociable kitchen/ diner
- Expansive parking
- Close to all the village amenities
- Excellent transport links
- Werneth Low Country Park on doorstep
- Freehold
- Council Tax Band E
- 25 Minute Drive To Manchester Airport/ city centre



OUT & ABOUT

Located on one of Gee Cross's most sought after roads you're well placed for everything the village has to offer. Village essentials like The Grapes pub, Joshua Bradley pub, restaurant and events holder, the fabulous chippy and Tesco Express only a few minutes' walk away.

Head beyond the Tesco Express and you can enjoy the great outdoors in Werneth Low Country Park. Turn left from Rosemary Drive towards Woodley and you can pick up the Peak Forest Canal for a peaceful stroll back towards Hyde or out to Romiley.

If you need to get into Manchester for work or play, Woodley station is only 2 minutes' drive along Stockport Road. Alternatively you can use Hyde station, both with frequent connections to Piccadilly throughout the day, if you time it well you can be alighting in the city centre in less than half an hour.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		82
69-80	C		
55-68	D	69	
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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PROPERTY BOUTIQUE

0161 871 7071

www.otmproperty.co.uk

team@otmpropertyboutique.co.uk