



*The Dingle*

- GEE CROSS -

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Nestled on a tree-lined cul-de-sac in one of the most prestigious locations and on a third of an acre plot, this charming property stands as a testament to timeless elegance.

Built in 1955/6 this three-bedroom home exudes character and potential. Owned by the same family who commissioned the build, you would be only the second family to have the privilege of living here.

The driveway provides ample parking for several cars and leads to two garages offering potential for further development.

Stepping inside, this traditional home has many original features and gives you a sense of a much-loved family home. While requiring modernisation, this home and gardens gives a great opportunity for a future family to make it their own.





The spacious lounge, has a patio door which invites the outside in, offering glimpses of the fabulous garden, there are views to the front bathing the room in natural light.

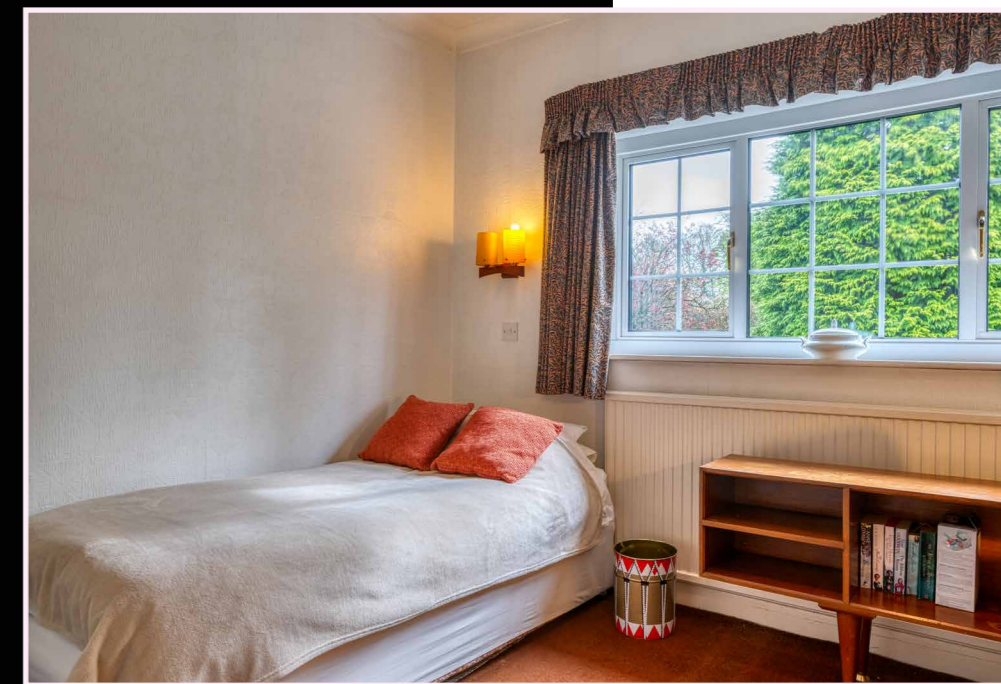
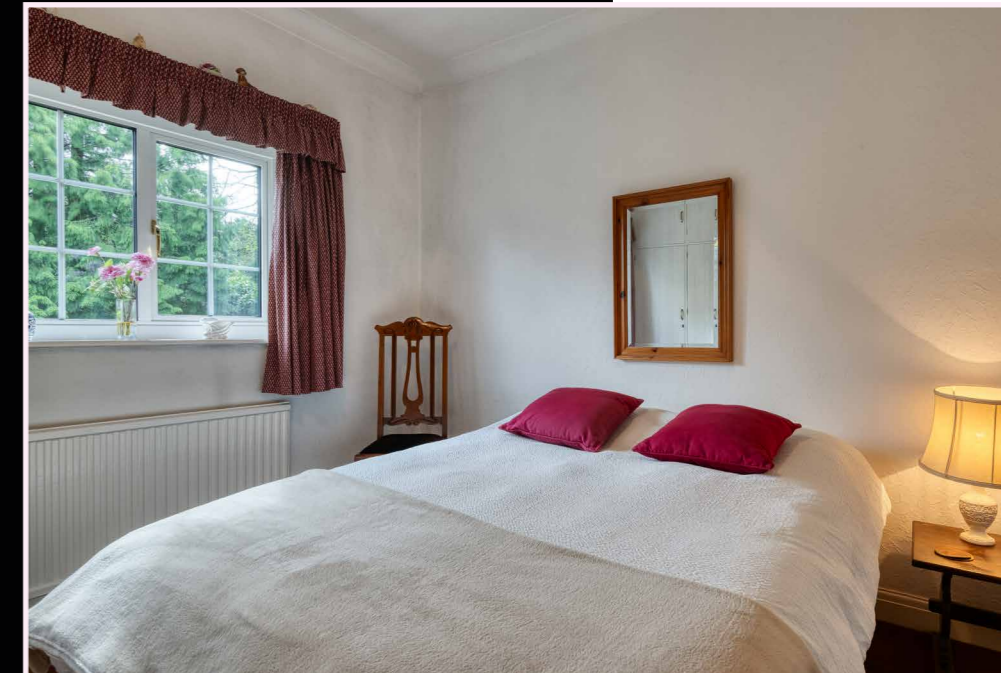
Adjacent, the separate kitchen and dining room provide a versatile space for culinary delights and intimate gatherings alike. The kitchen leads into one of the garages and out into the garden.

Convenience is key, with a ground floor WC ensuring practicality for everyday living.

Ascend the staircase to discover three generous bedrooms, each with views of the rear garden.

The principal suite, boasting a dual aspect, treats you to enchanting views of the tree-lined road and of the back garden, promising the best of the light throughout the day.

A hidden gem awaits above, as the large loft, thoughtfully boarded and illuminated, presents plenty of possibilities. Whether envisioned as a peaceful retreat, a creative studio, or additional storage space, its potential is boundless.

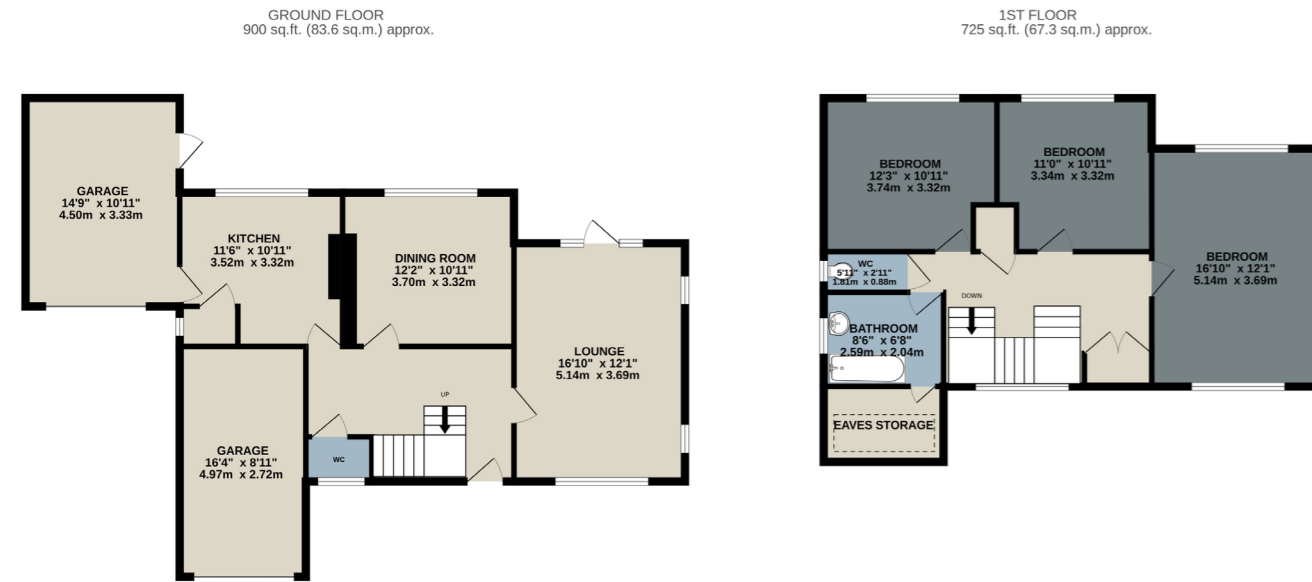




In summary, this fabulous home offers not only a prestigious address but also the promise of a lifestyle filled with comfort, convenience, and the opportunity to tailor every corner to your unique vision.

With its quiet location, charming features, and scope for personalisation, this beautiful home is waiting for a new family to make it their own.

# FLOOR PLAN



TOTAL FLOOR AREA: 1624 sq.ft. (150.9 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

- Fabulous cul-de-sac position
- Beautiful gardens
- Off road parking for several cars
- Two garages
- Three double bedrooms
- No onward chain
- Freehold
- Built in 1955/6
- Gas Central Heating
- Boiler Location: Garage
- Loft/ boarded with light
- Manchester City Centre, 25 minutes' drive away
- Several train stations to Manchester 5/10-minute drive
- Open countryside just a stroll away



The Dingle is tucked away just off West Park with individual prestigious properties along the way.

This home is set on a quiet cul-de-sac with access to open countryside within a 5-minute walk. Horses line the path so if you are looking to take up a new hobby there are plenty of stables to choose from.

You feel a million miles away from civilisation, yet the bright lights and cosmopolitan city of Manchester is just a 25-minute drive away.

There are a number of local train stations to choose from and all within a 5/10-minute drive, providing easy access to Manchester Piccadilly station and fast trains to London Euston. Manchester Airport can be reached within 20 minutes on the M60.

Cricket, golf, and squash can all be found on Werneth Low along with the stunning Country Park within walking distance or a 5-minute drive away. Gee Cross itself has plenty of activities for children and has its own bistro and pubs with food to stroll to after your Sunday walk.

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