



THE GERRARDS

- GEE CROSS -

The Gerrards is on a small exclusive development, a stylish home to be proud of with bags of character.

KEY POINTS

- Large family home – 5 bedrooms, 3 bathrooms and large kitchen /dining room
- Off road parking for two cars
- Walking distance into Gee Cross and Werneth Low Country Park
- In catchment for Dowson Academy, Holy Trinity and Alder Community High School
- South easterly facing, landscaped garden and patio area for entertaining
- Perfect for those looking for a family home with bags of space
- Immaculate and furnished to the highest standard



TOTAL FLOOR AREA: 1307 sq. ft. (121.9 sq. m.) approx.
All floor measures shown are for information only and are not intended to be used as a basis for any purchase or other transaction. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee is made as to their condition or availability on the date of the plan.
Map data © Mapbox © OpenStreetMap contributors



This home on The Gerrards is immaculate, built to an extremely high standard and immaculately cared for, you are sure to be impressed.

The front garden and modern front door have abundance of kerb appeal, it is also low maintenance, so you won't need to spend hours in the garden.

Through to the hallway with ample space for coats and shoes, this home immediately feels welcoming and draws you in.

Turn left from the hallway and you have the perfect snug, this could be your perfect adult spot in the evenings. Like so much of this home the décor is stunning with a large bay window flooding this room with light.

Along the hallway is the conveniently placed wc with white suite and black hardware.

To the rear of the house is the most stunning kitchen/dining/family room. Extended out giving you a fabulous space with remote controlled Velux window, stunning bi fold doors overlook the sunny rear garden. The underfloor heating makes this beautiful flooring warm and comfortable, perfect for busy families.

Your kitchen comes with all the appliances you could need. Cooking is a joy with an induction hob and double oven. The large dining area gives you a place for friends to gather for pre-dinner cocktails whilst you also have space for a large dining table for family dinners.

The south eastly facing rear garden has been beautifully landscaped with a patio and an artificial lawned area. It's an ideal entertaining space for BBQ's and is complete with outside power points and cold-water tap.

Back into the hallway and the glass balustrade leads you to the first floor which is as equally stylish. There are five bedrooms in total, three of which will take a king-sized bed.

The principal bedroom has space for a king-sized bed, fitted wardrobes with no need to worry about your shoe and handbag collection as there is a space for everything. Complete with a very stylish en suite bathroom!

Next door is a handy single room, the perfect office space or guest bedroom. A further double bedroom sits next door to the office and has fitted wardrobes for further storage.

On the third floor are a further two large bedrooms with a luxurious bathroom in between. Your family bathroom has a shower attachment over the large bath, sink into a bubble bath at the end of a long day and soak your stress away.

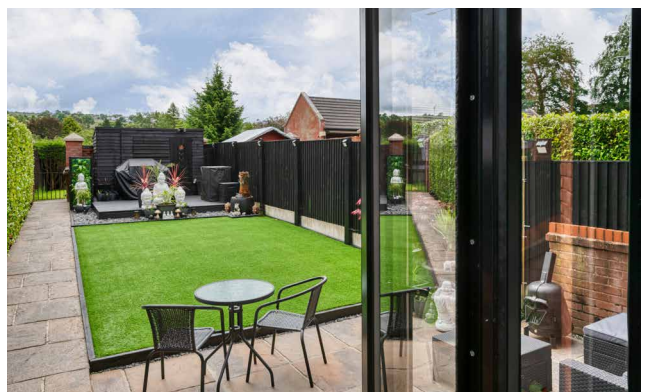
The fourth bedroom can accommodate a king-sized bed with the addition of fitted wardrobes. The fifth bedroom has a double bed and fitted wardrobes however this floor could be converted into a principal suite of dreams using the fifth bedroom as a walk in dressing room.

Where it is

The Gerrards is situated on a small development with no through road and private parking at the rear for two vehicles. There is a private driveway and a covered modern barn structure for a further vehicle.

Perfectly placed for accessing public transport, heading to the M67/M60 motorway for commuting and enjoying the outdoor life. Stroll into Gee Cross where you will find a Tesco Express for those last-minute items, a bakery, Indian takeaway, bistro, and several pubs with good food options. You can blow the cobwebs away on Werneth Low which is accessed at the back of the property and enjoy a pint at the Hare and Hounds.

Bredbury train station with its free car park is a few minutes' drive away, so if you want to travel by train for work or pleasure this is a great option.



TECHNICAL DETAILS

- Leasehold- 978 Years remaining £200 PA Ground Rent & £900 PA Maintenance Charge
- Council Tax band- E
- Boiler Type- Gas combination
- Boiler Location- Top floor cupboard
- Loft- Light, ladder & boarded
- Off road parking for two vehicles

Energy Efficiency Rating		Current	Potential
Band A	92-100		
Band B	81-91		
Band C	69-80	75	83
Band D	55-68		
Band E	39-54		
Band F	21-38		
Band G	1-20		

England & Wales

Enjoyed Your Viewing Experience With Us?

We would love it if you could take 2 minutes to leave us a Google review. It really helps a small business like us.

