

This property has been a fabulous home for the current owners for many years, it is time for them to move onto pastures new and for a new family to enjoy this stunning property.

Set on a private road there are gardens to both the rear and front giving you the opportunity to watch the sunset over Manchester and enjoy the morning sun with your morning cup of tea from your enclosed garden at the rear of the property.

From the hallway you wander into the magnificent sitting room, enjoy the views from your bay window across to Manchester and snuggle under your cashmere blanket in front of your fire. Wander into the dining room where the log burner takes centre stage, you can enjoy Sunday lunch with friends and family around the dining table.

The property has been extended at the rear allowing for a further sitting area in the the dining room with patio doors overlooking the rear garden. A lovely spot to sit with a cup of tea and watch the children play. You have under-stairs storage to hide away all your essential bits and pieces, ideal for the Hoover, ironing board and outdoor coats and shoes.

Through the doorway is the extended kitchen which also has a breakfast bar for busy mornings. The kitchen itself is packed with great storage options plus bags of worktop space for those that like to cook, there is an integrated fridge freezer and space for a range cooker.

Head to the first floor where there are two wonderful double bedrooms and a further single which is currently used as a dressing room.

The principal bedroom has magnificent views over Manchester skyline, you can spend New Years Eve and Bonfire Night watching the displays and have many peaceful days with a good book. The second double has views of the rear garden and is again a very good size. Both have original fireplaces adding character to these amazing rooms. The third bedroom has fully fitted wardrobes throughout and is currently used as a dressing room but could easily be changed back to a child's bedroom or home office space. The family bathroom has a pristine white suite with the comfort of under floor heating and a thermostatic shower over the bath for busy mornings

Outside you have lots of space to enjoy. Unusually for these properties here, this one has an enclosed garden at the rear with a lawned area and a patio for the all-important BBQ. There is parking for two cars to the rear and a garage with a further wonderful, hidden garden behind. This garden has been landscaped with raised beds for many happy hours of planting and pottering.

The current owners have spent many hours creating the perfect haven and it is ready for you to enjoy, light up the bbq and invite friends and family for lazy Sunday afternoons. The garden to the front stretches out in front of you and provides you with a perfect spot for watching the sun go down.

Out and About

Arnold Avenue is a very special row of cottages that remain un-discovered for many, even if you live locally, they are often a very welcome surprise.

Tucked away off Slateacre Road you are within easy walking distance of all the facilities of Gee Cross this is the ideal location for enjoying the local countryside walks but being close to everything you could need.

You are also within easy reach of the motorway network and train stations for accessing the bright lights of the City Centre or the abundance of nature of the Peak District. You are within catchment for some great primary schools and Alder Community High School.

TECHNICAL DETAILS

- Freehold
- Council Tax Band C
- Double Glazed
- Boiler Type – Gas Combination
- Boiler Age/ Location : 12 Months Old/ Bathroom
- Off Road parking
- Garage
- Loft: Fully boarded with a window
- 25 Minute Drive To Manchester Airport/ City Centre
- Fabulous Walks On Your Door Step

Energy Efficiency Rating		Current	Potential
Band A	92-100		85
Band B	81-91		
Band C	69-80	69	
Band D	55-68		
Band E	39-54		
Band F	22-38		
Band G	1-21		

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