



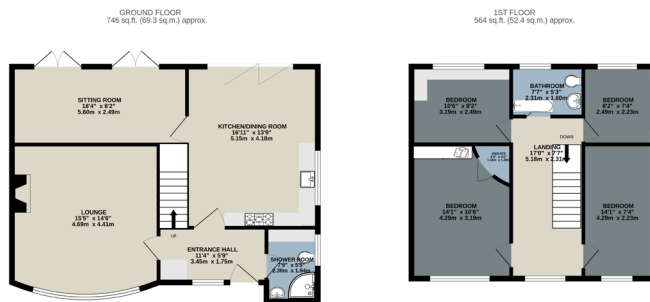
HILLCREST

- GEE CROSS -

Fabulous extended family home with views across Manchester to die for, enjoy family parties on New Years and Bonfire night!

KEY POINTS

- Fabulous garden with stunning views
- Four bedrooms
- Ground floor shower room
- Extended ground floor
- Off road parking
- Central Gee Cross location



TOTAL FLOOR AREA: 1310 sq.ft. (121.7 sq.m.) approx.
While every effort has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, beams and any other items are approximate and no responsibility is taken for any errors, omissions or other omissions. The agent is not responsible for any errors or omissions in the floor plan and prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee can be given regarding their condition or performance.

This home situated on Hillcrest in Gee Cross village; it has the most amazing views. You won't need to venture far on New Years Eve or bonfire night to enjoy the magical displays across Manchester and beyond.

The ground floor benefits from two extensions, one giving you a spacious family kitchen and the other an additional bedroom or study with shower/utility room.

A gorgeous bay window sets off the first of your two living rooms, filling it with the morning sunshine. The separate rear sitting area lets in the afternoon/early evening sun through the patio doors giving you an all-round light and airy living space. With enough space for all the family to get together you can enjoy cosy nights in around a board game or a film night with popcorn and a glass of fizz.

The dining area overlooks the rear garden and provides for a substantial dining table so that family dinners can be shared, and friends entertained. The patio doors lead you out onto the decking and into the garden so that you can enjoy the summer evenings.

Why View

The sociable family kitchen and dining room is at the rear of the house, enjoy cooking the Sunday lunch while chatting with friends and family. There is ample worktop space and cupboards to store all the essentials plus space for your washer and dryer. Open the bi fold doors and enjoy dining outside in the summer months.

Upstairs there are two double bedrooms at the front of the property, the principal bedroom has fitted wardrobes and plenty of room for a king-sized bed. With the luxury of an en suite bathroom this is the perfect haven at the end of a long day.

The second double bedroom is perfect for guests or a teenager's room.

The third single bedroom has the space for all the essentials and makes a perfect child's room. The fourth is currently an office but can easily be used as a child's bedroom. Both of these bedrooms are at the back of the property and enjoy stunning views over Manchester and beyond.

The family bathroom has a three-piece white suite and thermostatic shower over the bath, perfect for relaxing at the end of a long day.

The south facing rear garden stretches out before you, beautifully designed this will keep even the keenest of gardeners happy along with space for kicking a football about.

Where it is

Hillcrest sits on the edge of Werneth Low, you can be blowing away the cobwebs within moments from home. There are endless routes to take with the dogs, friends and family and then enjoy 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 Tesco Metro, bakers, takeaways, friendly pubs and restaurants and small play park for little ones.

Further afield the Peak District is within easy reach where there is a plethora of beautiful places to visit and explore. There are some excellent local schools and nurseries, buses to private schools are also available in the village if that's your choice of education.



TECHNICAL DETAILS

- Tenure: Freehold
- Council Tax Band: D
- Loft: Part boarded with light& ladder
- Boiler Location: Utility Room
- Boiler Type: Gas Combination
- Double glazed
- South facing garden
- Off Road Parking
- Short stroll to Werneth Low Country Park

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
Energy efficient	B		
Decent	C		
Needs some work	D	68	
Needs more work	E		
Needs a lot of work	F		
Very poorly energy efficient - higher running costs	G		
<small>EG Director 2008/1/EC</small> <small>England & Wales</small>			83

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