

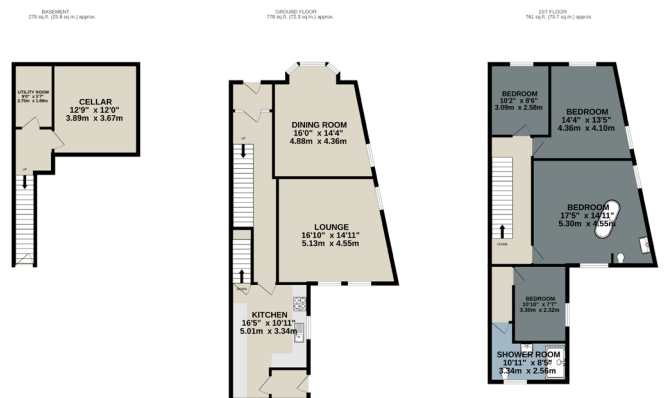
# Stockport Road

- Gee Cross -

Welcome to Stockport Road, a fabulous Edwardian four-bedroom, two bathroom detached family home which is just minutes from Gee Cross Village, ideal for shopping local, grabbing a bite to eat and catching up with friends.

## KEY POINTS

- Large Edwardian detached property
- Packed with original features
- Four bedrooms, three double plus a single
- Paved rear garden
- Sociable kitchen/ diner
- Close to all the village amenities
- Excellent transport links
- Werneth Low Country Park on doorstep



TOTAL FLOOR AREA: 1817 sq. ft. (168 sq. m.) APPROX.  
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, stairs and any other items are approximate and are accordingly to be taken for any prospective purchaser. The layout, systems and appliances shown have not been tested and no guarantee is given for their operation or efficiency over time.  
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Set back from the road and in a prominent position this home faces the village green and has direct access to woodland to the rear. It really grabs your attention as you approach the stylish front door with tiled entrance set the scene.

Enter your grand hallway with chandelier, stunning staircase and feel right at home.

Wander straight though into your formal dining room, with statement fireplace, original coving and skirting boards showing you the current owner's dedication to the preservation of this unique property.

Back into the hallway and situated at the rear of the property is another large and spacious formal sitting room. With stunning fireplace and having the advantage of a double aspect, this room would be a perfect for large parties and Christmas gatherings or just snuggle under your cashmere blanket and enjoy a cosy evening watching a film together.

Your kitchen has ample space for casual dining, where friends can gather for a pre-dinner cocktail whilst you prepare dinner or for the children to be supervised whilst doing their homework or crafts.

The modern kitchen, with granite work tops comes with all the essentials, integrated microwave, double oven, dishwasher and space for a large American style fridge freezer. There is a small cellar access from the kitchen to store your wine collection.

With stable door access to the rear garden, so no worries about wet dogs, football kits and shopping deliveries! When the days start to warm up and the nights get lighter you can throw open the doors and spill out onto the garden and patio, enjoy a meal with friends in the garden whilst the children play, and you relax.

Climb the elegant staircase onto your spacious landing, flooded with light from the original glass skylight. There are four bedrooms in total, three of which will take a double bed. The principal bedroom suite has fabulous, fitted storage, four double wardrobes which will easily accommodate all of your clothes and shoes.

Space for a super king-sized bed and bedside tables, you also have your own integrated bathroom with stunning statement bath to relax in at the end of a busy day.

Your second double bedroom is dual aspect so you can take advantage of views across the front of the property which overlooks the village green garden, a perfect child's/teenager's room. The third double room is also at the front of the house and has plenty of room for wardrobes and would be suitable for a child or guest.

The final smaller bedroom is situated at the back of the property and would make a perfect child's room or home office. The generous family shower room is perfect for a busy family with modern white suite and warm stone tumbled tiles.

Outside you have off street parking, accessed from the side of the property and further on street parking at the front. There is a pretty entrance with mature shrubs and tiled steps enticing you into this gorgeous property. Your private garden wraps around the house and enjoys the sun and privacy from the road. Enjoy entertaining on your patio or just relax with a book in the garden.

#### Out and About

Stockport Road is a great spot for accessing all the facilities of both Gee Cross and Hyde. Overlooking one of the village greens, you have direct access into Gower Hey Woods or up to Werneth Low. Enjoy a glass of something nice on the way back down from one of the many establishments along the way. You have take-aways, bistro, Indian and chip shop all within easy reach if you don't fancy cooking.

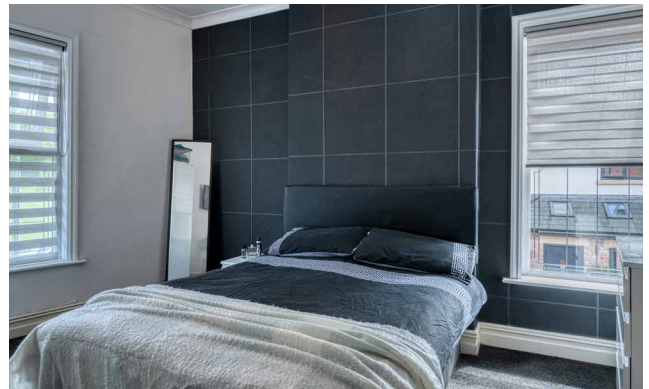
There are all the essential shops on your doorstep and a Tesco metro for the last-minute items for tea. Children of all ages are well catered for you are in the catchment for Dowson Primary Academy and Alder Community High Schools both with excellent reputations.

The rail and road networks are both easily accessible and the M60/67 a couple of minutes' drive-away and several stations to choose from.

## TECHNICAL DETAILS

- Leasehold TBC
- Council Tax Band E
- Double Glazed
- Boiler Type - Gas Combination
- Off street parking
- 25 Minute Drive To Manchester Airport/ City Centre
- Fabulous Walks On Your Door Step

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
B			
C			
D			
E			
F			
Not energy efficient - higher running costs	G		
		69	44
England & Wales		EU Directive 2002/91/EC	



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