



Apethorn Lane

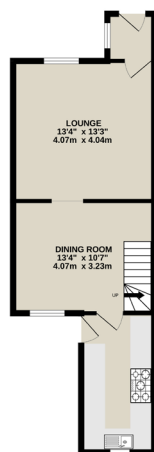
- Gee Cross -

If you are looking for a peaceful haven set in stunning countryside this could be the one.

KEY POINTS

- Mid terrace cottage set in a stunning location
- Pretty garden
- Summer house
- Original features
- Gas stove in lounge
- Walking and cycling from your front door
- Close to Goyt Valley Nature Reserve and the Peak Forest Canal

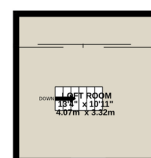
GROUND FLOOR
429 sq. ft. (39.8 sq.m.) approx.



1ST FLOOR
318 sq. ft. (29.5 sq.m.) approx.



2ND FLOOR
188 sq. ft. (17.3 sq.m.) approx.



TOTAL FLOOR AREA: 935 sq. ft. (86.7 sq.m.) approx.
While every effort has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide for general perspective purposes. The intended system and specifications shown here are not tested and do not guarantee any other quantity or efficiency can be given.
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0161 871 7071
team@otmpropertyboutique.co.uk

Towards the end of Apethorn Lane you will discover a very pretty row of former weavers' cottages with fabulous gardens and a real sense of community. This home has a stunning cottage garden with garden room to enjoy all year round.

The stable door at the front is perfect for letting in the breeze on a long summer's day and watching the horses and riders go by. The gorgeous character fireplace with gas stove gives the whole house a cosy feel in the winter. The beautiful living room welcomes you in and make you feel at home in no time.

Through to the generous dining room, plenty of space for a dining table and chairs plus further storage. Let your guests relax with a cocktail while you cook up a feast in the adjoining kitchen. The kitchen is modern and bright with ample worktops and room for all the appliances you could need.

The back door leads to a small courtyard for morning coffee and access to the rear communal area.

Why View

At first floor level you have a large principal bedroom with pretty views across the rear of the property. Room for a king-sized bed and plenty of storage space in the built-in cupboards.

The second single bedroom is light and bright it would make a perfect office space for those working from home or a second bedroom for visiting guests.

A family bathroom completes this floor, with a clean white theme and statement roll top bath with a shower over the bath, it's certainly somewhere you can enjoy a relaxing soak or wake up shower first thing in the morning.

Upstairs the loft space has two Velux windows and lots of storage space for all of your belongings.

Outside the garden at the front of the property has a classic cottage feel with plenty of space to allow off road parking if you choose. The garden is landscaped with mature shrubs and flowers with a wooden garden room which the current owners have used as a home office.

Entertain family and friends, fire up the BBQ and enjoy a glass of fizz.

At the back of the property is a generous communal area with washing lines for all to use, plus you have an electrical charging point for your car if needed.

Out and About

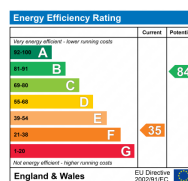
Peaceful walks along the canal and through the Trans Pennine Trail into the countryside beyond are the order of the day with this fabulous cottage. You will feel a million miles away from the hustle and bustle of nearby towns but in fact you only a short distance away.

There are some fabulous primary and secondary schools within easy reach, and commuting is easy with M67/M60 and public transport easily accessible. You are only 25 Minutes from Manchester. You can rest assured you will have everything you need from such a fabulous location. Gee Cross itself has some great facilities, play park, lovely country pubs, small supermarket, bakers and hairdressers.



TECHNICAL DETAILS

- Freehold
- Council Tax Band C
- Boiler Type – Glow Worm located on landing
- 25 Minute Drive To Manchester Airport/ City Centre
- Fabulous Walks On Your Door Step



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