



# BROADMEADOW DRIVE

Gee Cross

## Welcome

Welcome to Broadmeadow Drive, a stunning four-bedroom home in Gee Cross.

On entrance you are welcomed in by a fabulous hallway with Karndene flooring, so if you have children or pets you don't need to worry about muddy boots or paws.

The ground floor wc/cloaks is off the hallway, which is perfect for guests and little ones it also prevents un-wanted trips up to your first floor.

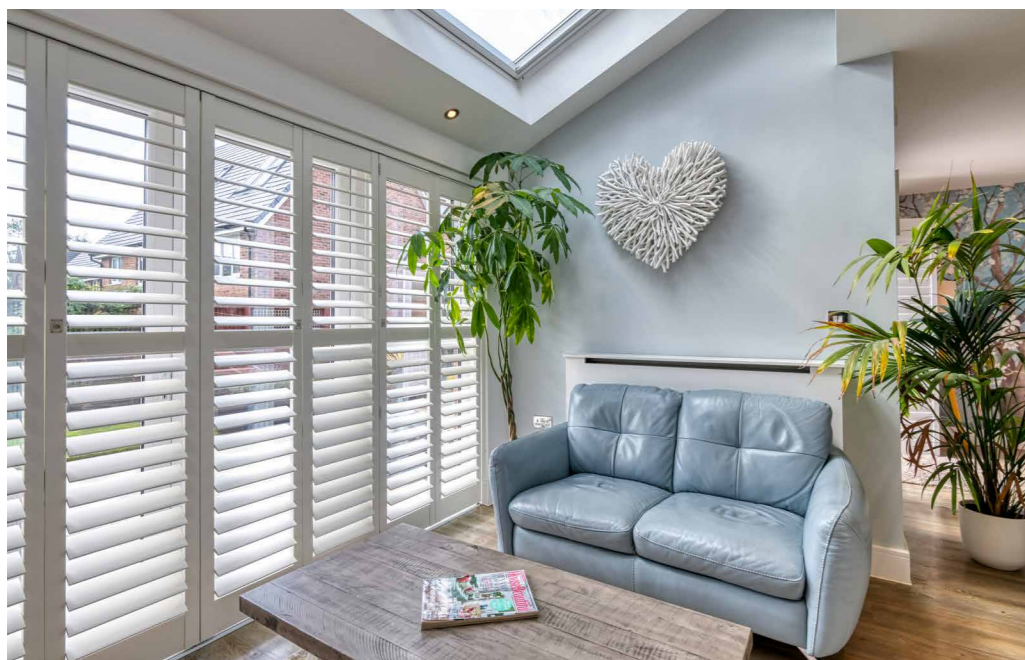
On the right is your utility room which has space for a washing machine and tumble dryer. You also have room for a Hoover, ironing board and all your shoes, coats and school bags!





## Family Living

To the left you will find your sophisticated living room, gather with the family for a Friday night movie or snuggle under your cashmere blanket and enjoy a good book in this spacious room A bay window adds character and lets in the light during the day.

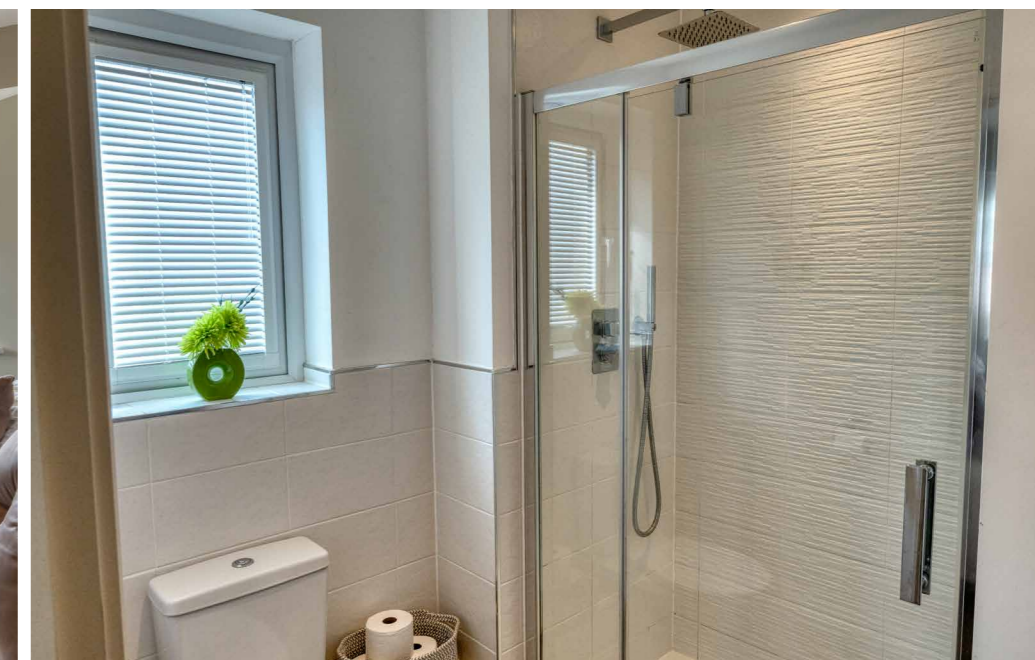


## Entertaining Heaven

Your perfect open plan family living area sits at the back of the house; this fabulous room has your super stylish kitchen with large island housing your sink, breakfast bar and super storage options.

There is a full range of integral appliances including a Quooker tap with boiling water, plus a must have full-size pull-out grocery larder. A dining table for the whole family fits perfectly, you can enjoy the tv whilst cooking and the family can keep you company.

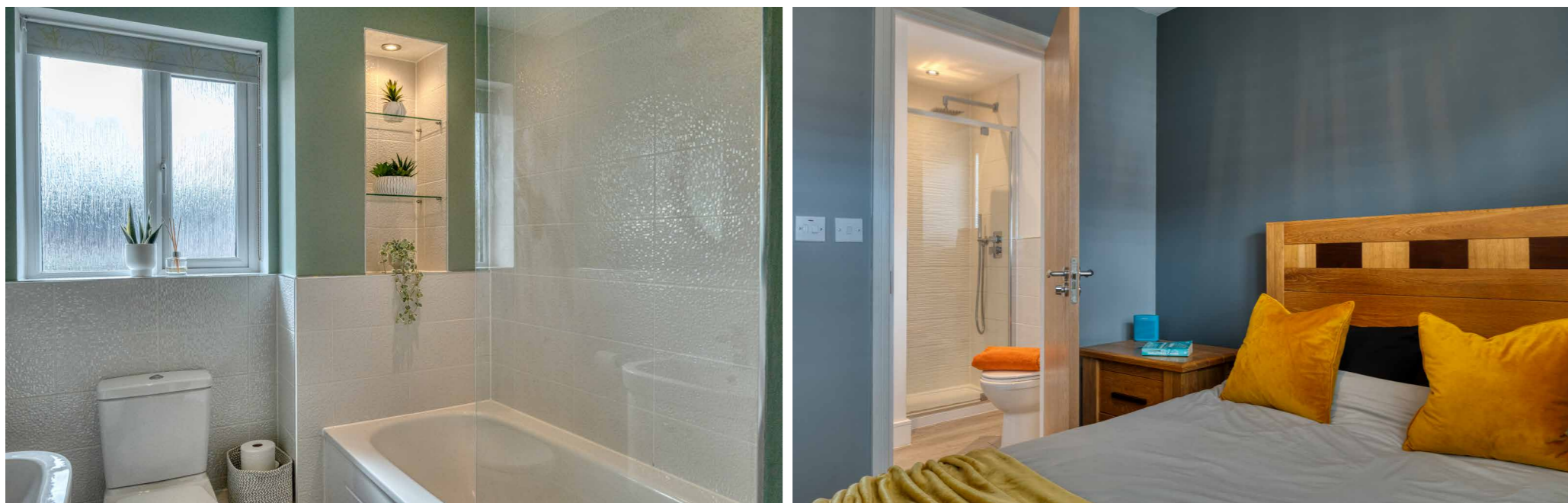
The two sets of patio doors lead you out into the garden, so you can enjoy summer drinks and then retire into your family room when the sun goes down.



## Principal Bedroom

Head up to the first floor where bedrooms and bathrooms for all the family await.

The principal bedroom is at the front of the house and has fitted wardrobes plus a pristine white bathroom with wash hand basin and wc, plus shower cubicle with shower.



## Bedroom Bliss

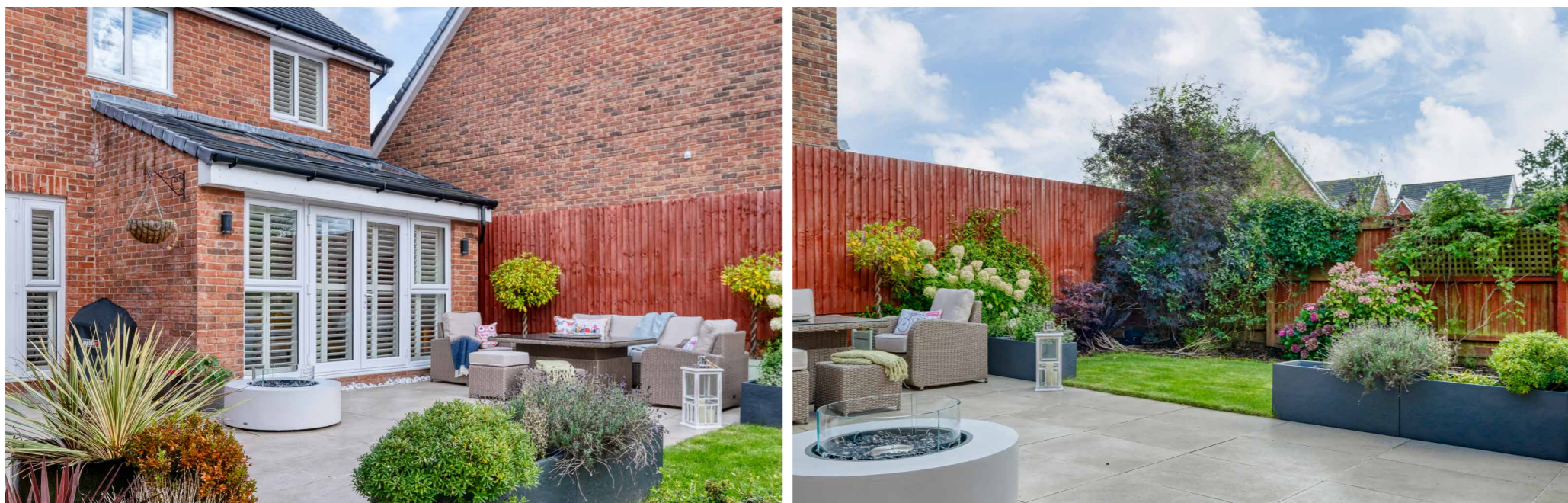
A second double bedroom at the front of the house has fitted wardrobes and its own en-suite shower room and would tempt any guests to opt for an overnight stay.

The third bedroom has room for a double bed and wardrobes and has lovely views over the rear garden.

Your fourth room is a good sized single room and is currently used as an office but could easily be used for a children's bedroom.

The family bathroom on this floor serves the guest bedroom and has a full bathroom with a shower over the bath for busy mornings, it is fully tiled and again in pristine condition.





## Outdoors

Outside you have a drive for parking three cars plus on street parking for visitors and friends. There is a single garage with extra storage and boarded mezzanine for all your bits and bobs.

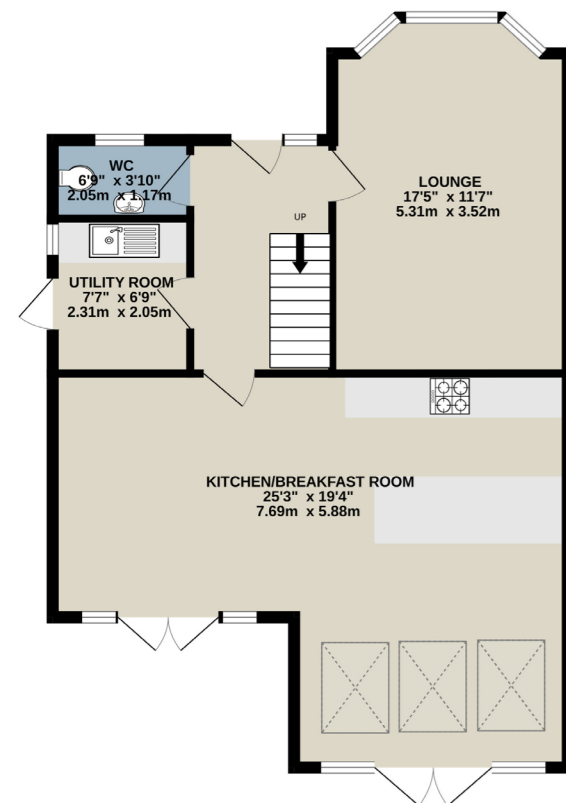
You have a pretty front garden with borders and lawn and a fabulous rear garden. Your back garden has a lawn for kicking the football round and some pretty borders which the current owners have designed and planted. The large patio has ample room for lighting the BBQ and entertaining family and friends in the warmer months.



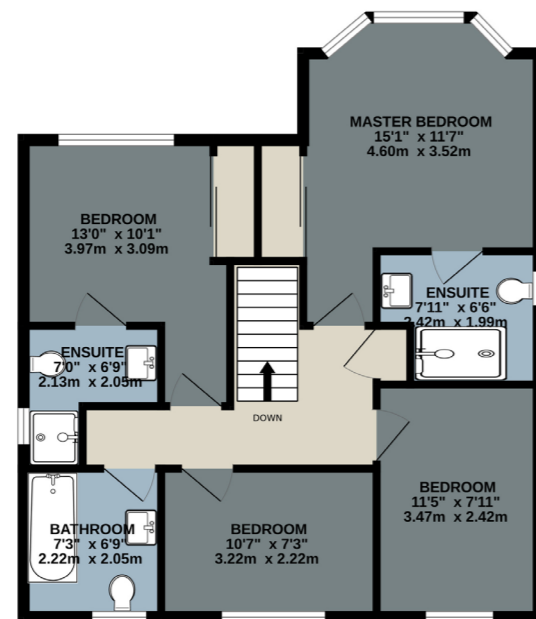
## Finer Details

- Immaculate four-bedroom home
- Single garage and off-road parking for three cars
- Fabulous open plan kitchen/dining/ living room
- Low maintenance garden for children to enjoy
- Utility room and ground floor wc
- Beautiful, fitted shutters throughout
- Freehold
- Council Tax Band: F
- Boiler Location: Utility Room
- Gas Central Heating
- Double Glazed
- Loft
- South Facing Garden with Patio Area
- Garage and Driveway for Parking and Storage
- A Few Minutes' Drive to Motorway Networks and Train Lines

GROUND FLOOR  
750 sq.ft. (69.7 sq.m.) approx.



1ST FLOOR  
651 sq.ft. (60.5 sq.m.) approx.



TOTAL FLOOR AREA: 1402 sq.ft. (130.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any



Energy Efficiency Rating	
Current	Potential
85	93

Energy Efficiency Rating scale (A to G):

- A: 92-100
- B: 81-91
- C: 69-80
- D: 55-68
- E: 39-54
- F: 21-38
- G: 1-20

EU Directive 2002/91/EC  
England & Wales



## Out & About

The village of Gee Cross is a short stroll away, there are a range of good pubs to take the strain from the Sunday lunch preparation, sip a cold glass of wine in the garden of the Joshua Bradley or stride up to the Hare and Hounds to blow away the cobwebs and take in the views across Manchester. There is a small selection of shops in the village plus a handy Tesco metro for those last-minute items for dinner. A community centre has a whole range of activities including children's dance lessons, yoga and an adult's choir, ideal for those looking to meet new friends or looking for activities for the kids.

You are within catchment for Dowson Academy, Holy Trinity Primary and Alder Community High School, all very good schools. If you are looking for private school options, there are buses which collect from the village.

Gee Cross is situated between Woodley and Hyde giving you plenty of options for transport into Manchester city centre, Manchester airport and further afield. The M60/M67 are a short drive away and there is large free car park at Bredbury train station which is a direct line into the city Woodley 5 mins away direct to town



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