



Key Points

- Fabulous position close to Werneth Low Country Park
- Detached 1930s home
- Beautiful gardens
- Off road parking and garage
- Three bedrooms
- Original features
- No onward chain
- Freehold
- Council Tax Band: E
- Gas Central Heating
- Boiler Location: Kitchen
- Loft: boarded with light & ladder
- Manchester City Centre, 25 minutes' drive away
- Several train stations to Manchester 5/10-minute drive
- Local schools
- Open countryside just a stroll away

Nestled on a tree-lined avenue in one of the most prestigious locations in Gee Cross, this charming, detached property stands as a testament to timeless elegance.

Built in the 1930s this three-bedroom home exudes character and potential. Owned by the same family for 54 years it is now ready for its next chapter, with a new family.

The immaculate block paved driveway provides ample parking and leads to the attached garage offering potential for further development. The property has a handy porch for removing muddy shoes and drying the dog after a lovely walk on the Low.

Stepping inside, this traditional home has many original features and gives you a sense of a much-loved family home. While requiring some modernisation, this home and garden gives a great opportunity for a future family to make it their own. Regard it as a blank canvas to create the home of your dreams.

The first reception room is at the front of the property overlooking the pretty front garden. Currently used as a dining / music room there is space for all the family to gather and enjoy Christmas dinner.

Next door the spacious lounge, has a patio door which invites the outside in, offering glimpses of the fabulous double patio area and garden, the large windows bathe the room in natural light.

Adjacent, the separate kitchen and breakfast room provide a versatile space for culinary delights and intimate gatherings alike. The kitchen leads into a utility area and also access to the garage and out into the garden.

Convenience is key, with a large storage cupboard under the staircase with the potential for a downstairs WC, a possibility if required.

Ascend the staircase to discover three generous bedrooms, each with storage.

The principal bedroom is very generous with a large window which treats you to enchanting views of the tree-lined avenue. With space for a king-sized bed, bed side tables and a large bank of fitted furniture in place it is easy to see why this home was so treasured.

The second bedroom is a generous double again with fitted wardrobes and the final single has a single bed and further room for storage. Whether envisioned as a peaceful retreat, a creative studio, or workplace, its potential is boundless.

Where it is;

You feel a million miles away from civilisation, yet the bright lights and cosmopolitan city of Manchester is just a 25-minute drive away.

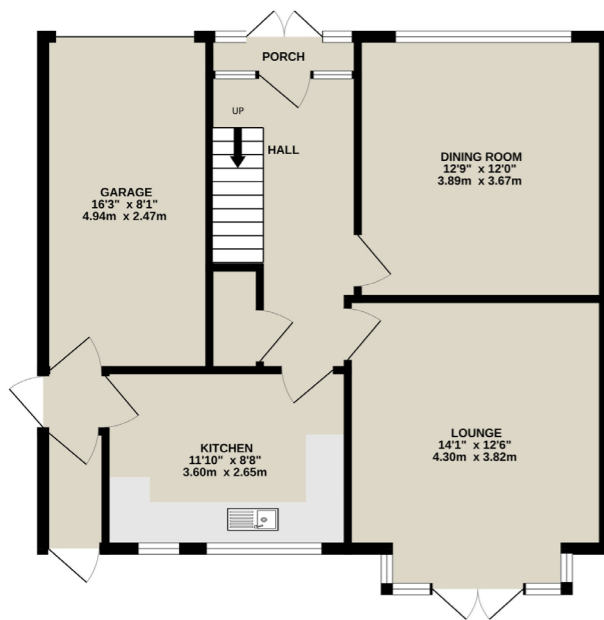
There are a number of local train stations to choose from and all within a 5/10-minute drive, providing easy access to Manchester Piccadilly station and fast trains to London Euston. Manchester Airport can be reached within 20 minutes on the M60.

Cricket, golf and squash can all be found on Werneth Low along with the stunning Country Park within walking distance or a 5-minute drive away. Gee Cross itself has plenty of activities for children and has its own bistro and pubs with food to stroll to after your Sunday walk.

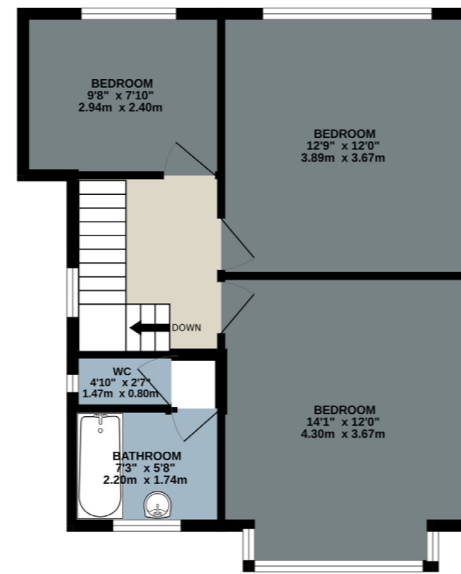
This fabulous home offers not only a prestigious address but close proximity to open countryside whilst still being within half an hour of Manchester City Centre. There are good local schools for children of all ages plus school buses to private schools if required.



GROUND FLOOR
699 sq.ft. (64.9 sq.m.) approx.



1ST FLOOR
510 sq.ft. (47.4 sq.m.) approx.



TOTAL FLOOR AREA: 1209 sq.ft. (112.3 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 prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
B			
C			
D			
E			
F		42	
G			
Not energy efficient - higher running costs			
			69

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