



BRABYNS ROAD

- GEE CROSS -

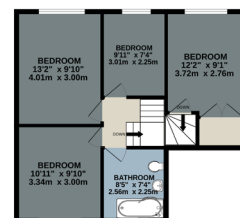
A much-loved, detached home ready for a new family.

KEY POINTS

- Detached family home in a popular location
- Extended property giving you ample living space
- Four bedrooms
- Downstairs wc
- Outdoor space perfect for entertaining adults and children
- Garage, and driveway for multiple cars
- Walking and cycling from your front door
- Close to Werneth Low Country Park

GROUND FLOOR
1056 sq ft (98.0 sq m) approx.

1ST FLOOR
557 sq ft (51.8 sq m) approx.



TOTAL FLOOR AREA: 1612 sq ft (149.8 sq m) approx.

While every attempt has been made to ensure the accuracy of the floorplans contained herein, 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 such by any prospective purchaser. The services of a professional surveyor should be obtained and no guarantee can be made as to the accuracy of the floorplans.



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This much-loved home is ready for a new family to make it their own and enjoy its many attributes.

This detached home commands a prime position on Brabyns Road. The ground floor has been extended giving extra living space and a fabulous kitchen.

The light and airy living room is the perfect space for enjoying a family movie night or having friends over for cocktails and supper. If you need to escape the hustle and bustle the conservatory provides a further sitting area to enjoy the garden.

French doors from the conservatory lead to the sunny garden so you can kick back, relax and enjoy.

As the kitchen is extended there is ample work top space for those that like to cook, with views of the garden to enjoy whilst washing the dishes. There are integrated appliance and huge amounts of storage. A further dining / family room sits at the back of the kitchen so there is room for everyone in the family to have some private space.

There is an additional wc which was recently installed under the staircase perfect for a busy household.

Upstairs the principal bedroom is at the front of the house with amazing views, it has space for a king size bed and has fitted wardrobes. The traditional single bedroom sits next door but is still able to accommodate a single and space for storage.

At the rear the second bedroom can accommodate a double bed and has fitted wardrobes with lovely views over the rear garden. This room would make an amazing principal bedroom or teenagers heaven. The family bathroom currently has a shower over bath, with wc, and vanity sink. The fourth bedroom sits above the garage and has space for a double bed and integrated storage.

The rear garden has the sunshine all day, with patio area and a further tiered grass lawned areas. The previous family were keen gardeners, and the garden is filled with mature plants and shrubs for you to enjoy all years round.

Where it is

Brabyns Road is the perfect location for enjoying the countryside whilst the bright lights of Manchester city centre are easily accessible. Behind your home is Werneth Low Country Park which is easily accessible for enjoying the outdoors. Etherow Country Park is also a short drive away, feed the ducks here and enjoy a snack at the café.

Head over the hill to Romiley with its wide range of independent shops and bars, you can also catch the train here direct into Manchester and beyond.

All the facilities of Gee Cross itself are a stroll away - shops, good pubs for food, small play area and community centre with dancing, choir and children's hobby groups. Dowson Primary Academy (Ofsted Good) & Holy Trinity Primary School (Ofsted Good) are both within walking distance and for those with older children Alder Community High School, also rated as Good by Ofsted is minutes away on foot.

Transport networks are excellent with the M60/M67 a short drive away to access Stockport/Manchester or across The Pennines. There are several train stations also within easy reach for commuting or for leisure.

TECHNICAL DETAILS

- Freehold
- Council tax band - E
- Boiler location – Back Bedroom Wardrobe
- Boiler type – Gas Combination
- Loft –Light/Ladder/Boarded
- Off street parking for several cars & garage
- Walking distance to footpaths and country walks



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