



Baron View
Aspland Road, Gee Cross

Welcome...

Baron View sits on a wonderful plot with direct access onto Werneth Low Country Park, car parking for several vehicles and double garage, this home certainly has a lot to offer.

A beautifully front garden sets the property back from the quiet cul de sac and is an indication of the standard throughout this immaculate home





Luxurious Living

As you enter the hallway you can feel how special this property was to the current owners, this was their home for over 20 years and was the scene for many happy family gatherings. It is now time for a new family to make it their own.

The spacious hallway is a convenient space which will house all the family's coats, boots and shoes before you wander down the hallway into the first impressive reception room.

The dimensions of this sitting room give you an abundance of options for furniture layouts, you won't need to check if your sofa will fit. The beautiful parquet flooring completes this spectacular room along with the owners Grand Piano! Through the glass double doors is the second sitting room, complete with large bay window overlooking the rear garden and Holy Trinity Church in the distance. Snuggle under your cashmere blanket and sip a luxurious hot chocolate while you enjoy your latest book.

Next door your dining room will fit any size table that you desire, light and airy with views to the rear garden, this would make a fabulous formal dining room. During the summer months throw open the patio doors and enjoy cocktails on the patio.





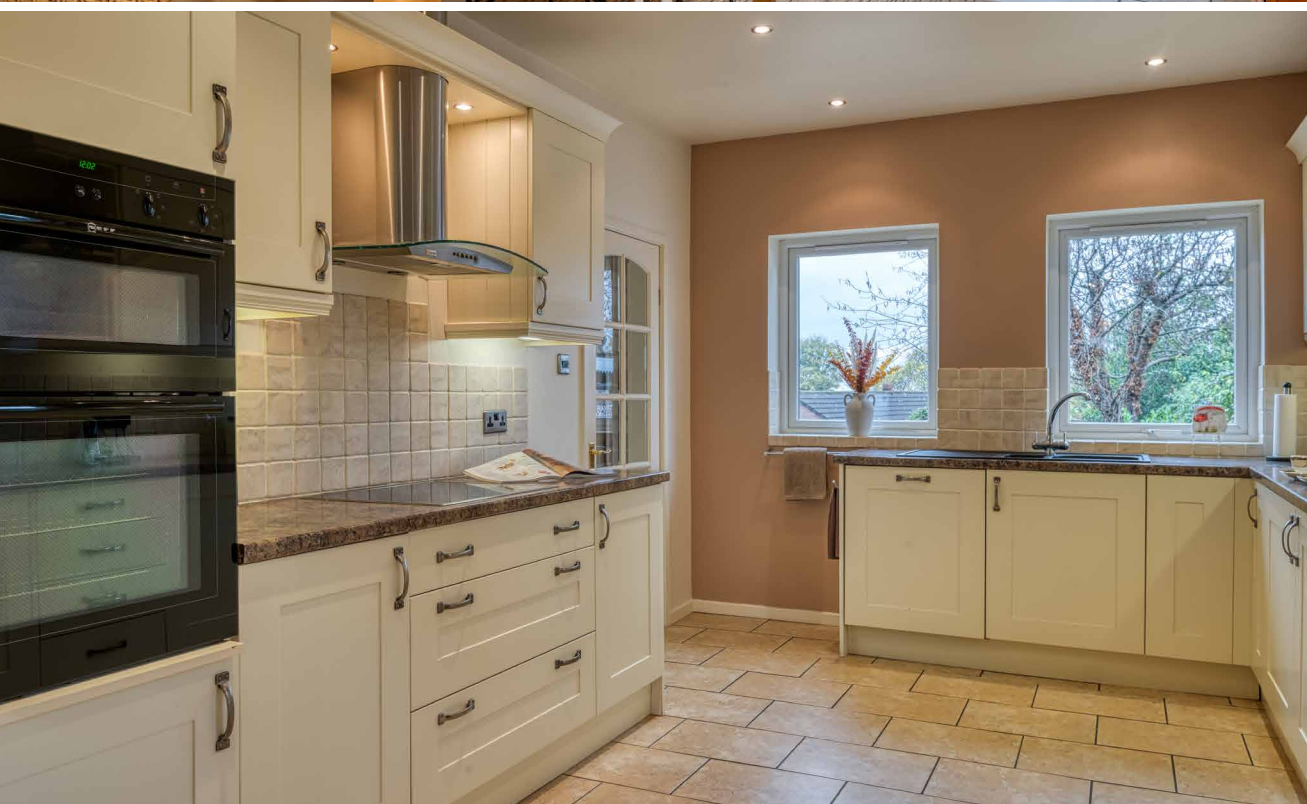
Culinary Delights

When you open the front door, you are met with a grand entrance hall, open the double doors and through to the large new hand made modern kitchen with Aga ,cabinets bespoke painted in Farrow & Ball colours.

It has everything you need, dark wooden island with light coloured outer cabinets and a pristine white quartz worktop.

Integrated appliances include a dishwasher, oven and an induction hob.

With space for a large dining table to gather your friends and family for a special meal or just to enjoy a morning coffee.

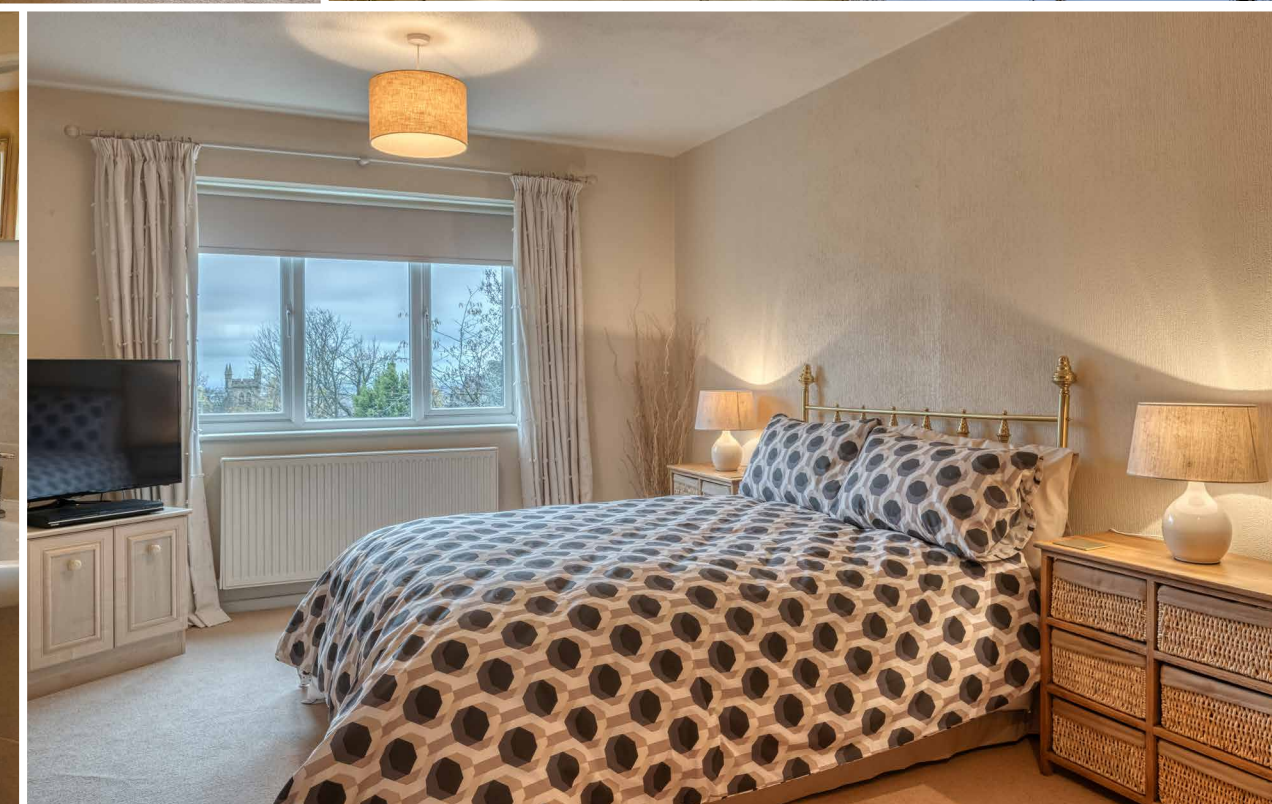
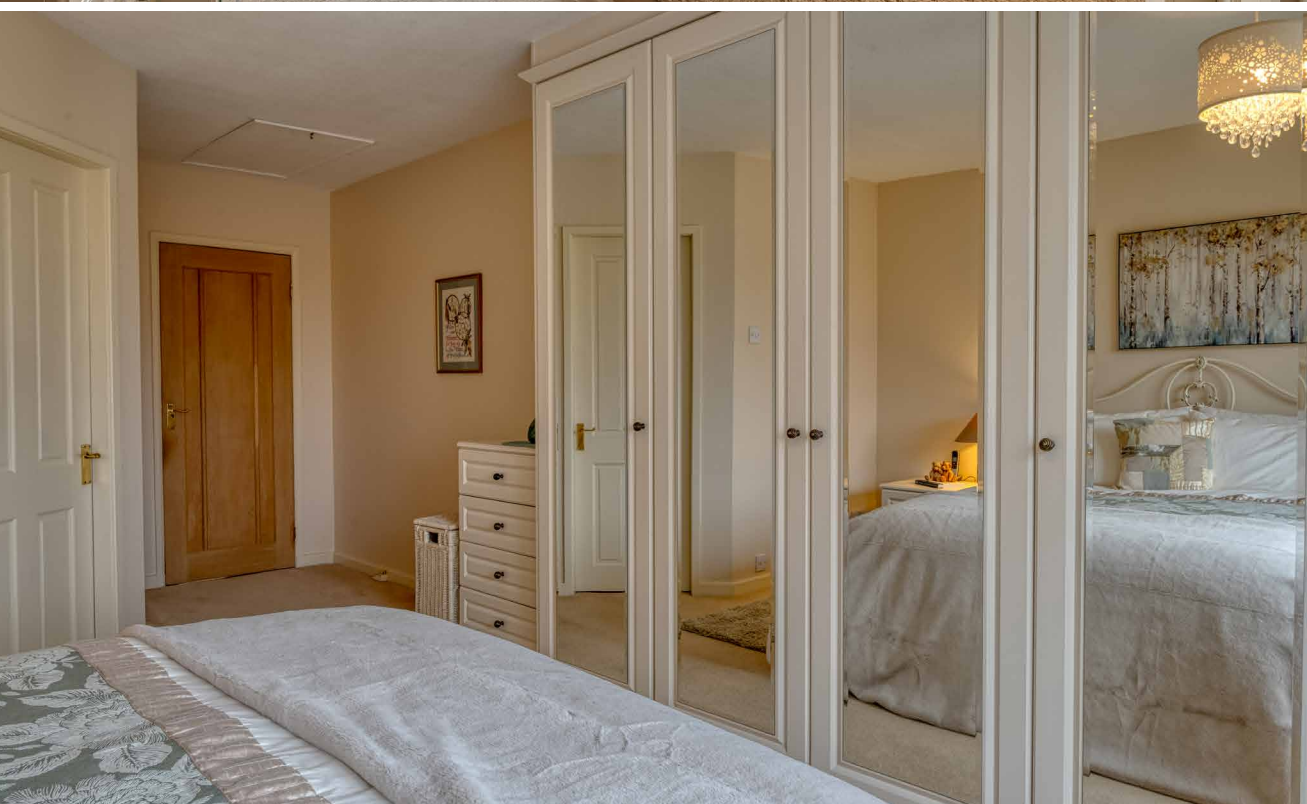




Bedroom Bliss

Head to the first floor where a range of bedroom and bathroom options await. The first floor has the Principal bedroom with an en-suite and amazing storage. This room, like all of the bedrooms has enviable views over the rear garden and beyond to the high rises of Manchester City Centre. Two further double bedrooms are extremely generous, with large, fitted wardrobes whilst still leaving space for king sized beds in each room.

There is a fourth single bedroom which is much bigger than you would expect, with fitted wardrobes it would give you the perfect dressing room or office. The family bathroom has a shower over the bath, ideal for busy mornings and an airing cupboard for the families towels and linens.





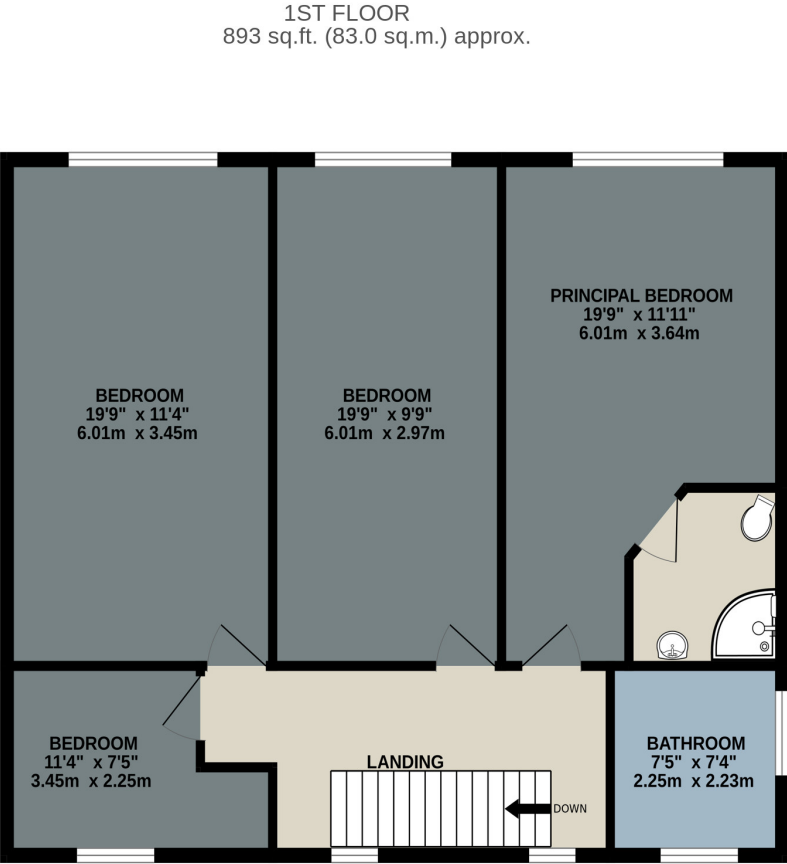
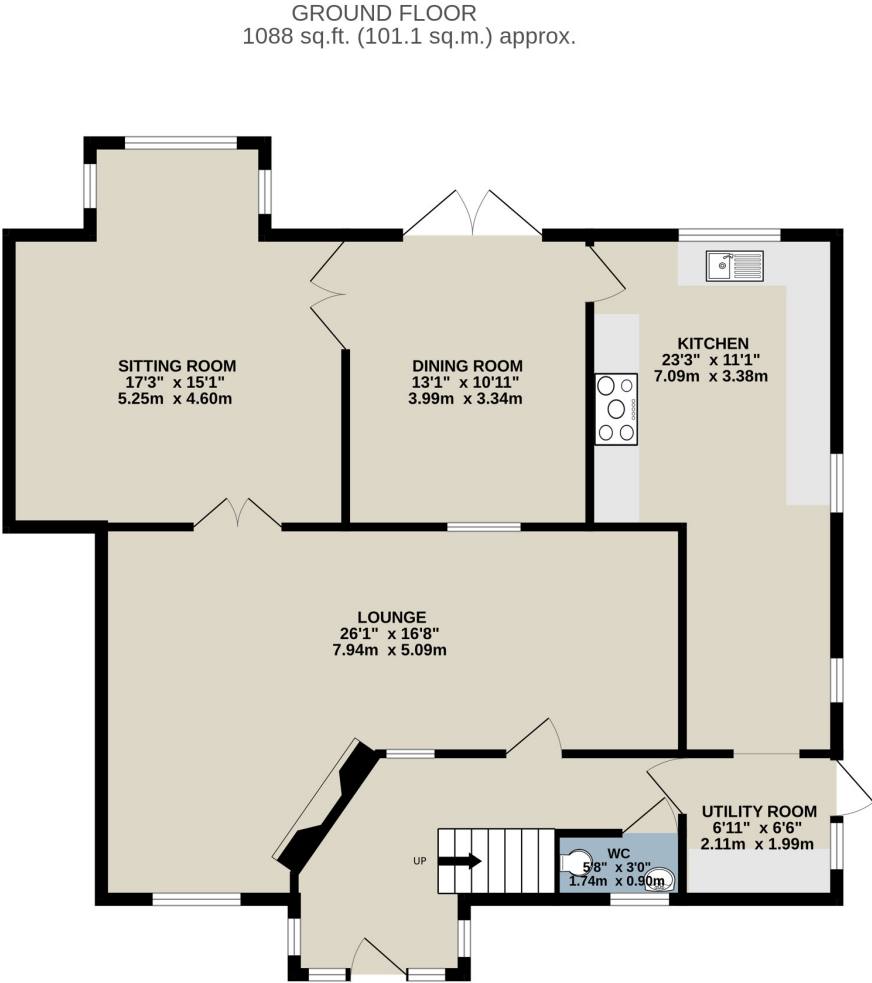
Gardens

This home has privacy from all angles, with gardens to all sides there is no chance of you missing the evening sun or being able to find a quiet corner with a good book. You have access to your patio area from the utility or your dining room, throw open the doors and enjoy a BBQ with family and friends, the children have a lawn for games and there is even a raised decked area for the late evening sun!

The double garage is ideal for storage: bikes, garden equipment and your classic car will all find a home.



Floorplan



TOTAL FLOOR AREA : 1981 sq.ft. (184.1 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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Finer Details

- Leasehold : £3.50 PA / 926 Years Remaining
- Council Tax Band: F
- Boiler Location: Utility Room
- Double Glazed Throughout
- Off road parking for several vehicles plus double length garage
- Walking distance to Werneth Low Country Park
- Stroll into Gee Cross for some great facilities
- Manchester City Centre – 20 minutes by train
- Manchester Airport – 25 minutes’ drive
- Walks and cycling from your front door



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92-100 A	 62	72
81-91 B		
69-80 C		
55-68 D		
39-54 E		
21-38 F		
1-20 G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Out & About

Aspland Road is a quiet cul de sac just off Higham Lane opposite the entrance to Werneth Low Country Park. Baron View takes pride of place on the right-hand side. Set back from the road, the grandeur of this property cannot really be seen until you venture inside.

Stretch your legs easily with the path to the left of the property which starts to take you onto Werneth Low, dog owners will be in their element with endless walks from your front door. Wander through a wooded area into Gee Cross where you can enjoy a Sunday roast or pint of real ale, there are a handful of shops including a chemist, bakers, fabulous chip shop and a Tesco Express for all those last-minute items.

You are in catchment for Dowson Primary and Holy Trinity plus Alder CHS, if you are looking for private school options there is a bus in the village for Stockport Grammar and Cheadle Hulme High.

You are a few minutes' drive from the nearest train station for travelling into Manchester or the Peak District, and the M60/67 is only 5 minutes away.



Baron View

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