



# Mottram Old Road

Gee Cross, Hyde

 JARDINE  
ESTATES





## Family Living

This imposing property built in 1872 sets itself aside from the neighbours with its smart front railings, pleasing symmetrical frontage, bay windows and two sets of parking. If your vehicle needs a cosy home for winter, there is a large garage for your convenience also.

Through the fabulous front door with an additional porch area for removing your shoes and through to the impressive hallway, here you will start to feel how immaculate and special this home really is.

Wander into the first of your immaculate reception rooms, overlooking the garden to the side and the front of the property. This beautiful room is perfect for kicking off your shoes and curling up with a good book. Light and bright with a large bay at the front and a further side window enjoying views over the garden.

Light the wood burner in the winter and snuggle up with your friends and family in front of the latest block buster.

Walk through now to the open plan garden room, flooded with light from the glass lantern above and with breathtaking views of the stunning garden. When the weather is warmer open the bi fold doors and enjoy your morning coffee in total peace and privacy.





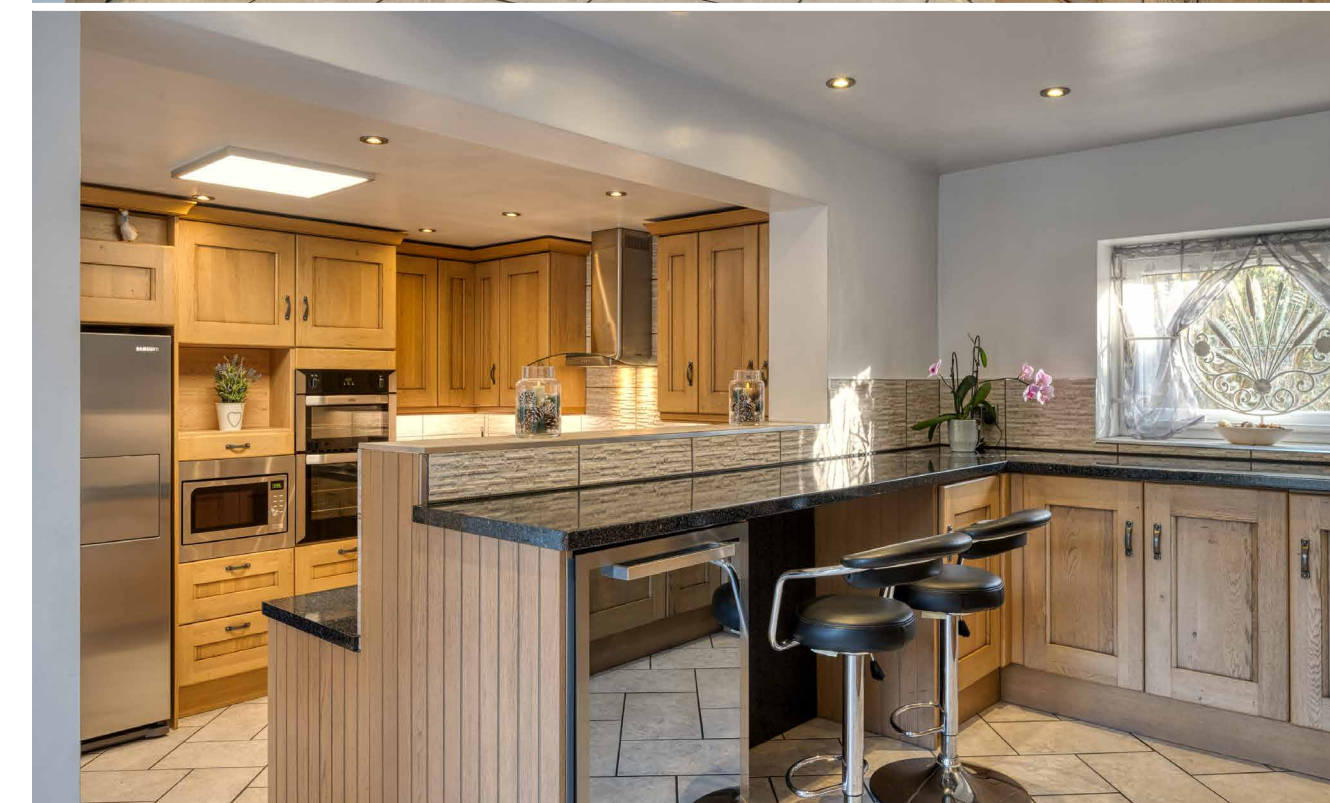
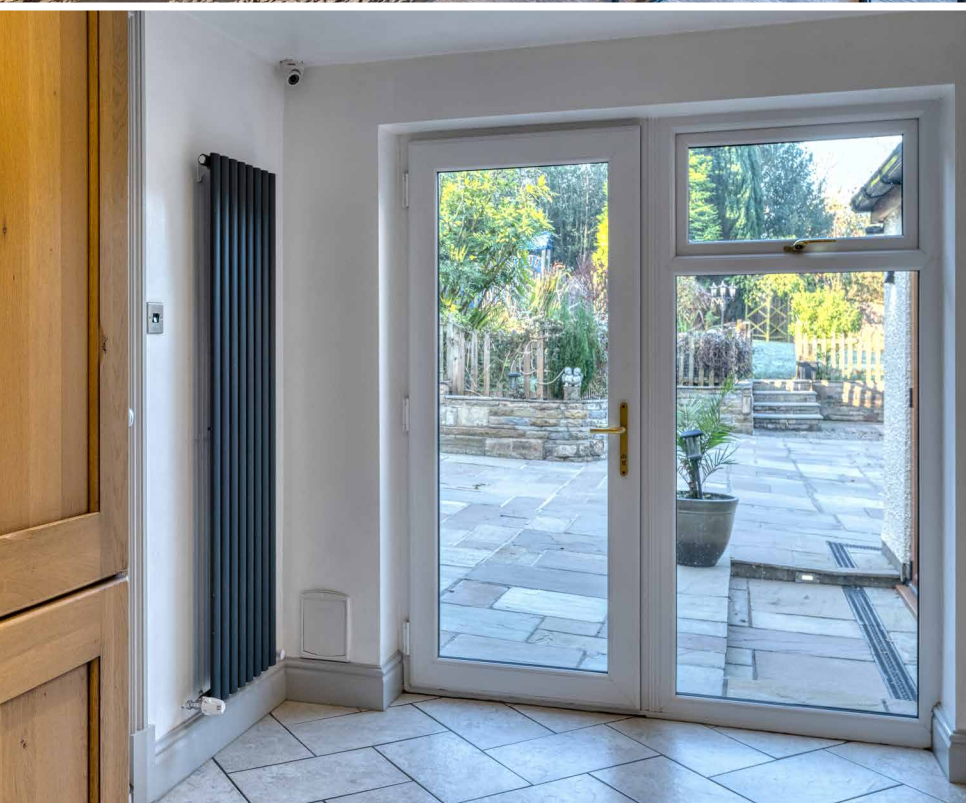


## Entertaining Heaven

The open plan layout continues into the family kitchen, split into two zones, it really is the heart of the home. Enjoying underfloor heating to keep it cosy in winter, you have all of the modern appliances you would expect. Integrated dishwasher, microwave, five ring gas hob, oven, bin cupboard and space for an American style fridge freezer plus separate wine fridge. The second part of this kitchen has a handy breakfast bar for quick breakfasts and ample space for food preparation. For those who love cooking, this space is a real luxury. With large pantry cupboards for all of your baking equipment, you can while away the hours while keeping your eye on the children playing in the garden.

Next door there is a handy boot room at the back door with access to the downstairs wc and a fantastic utility room to cope with the busiest of laundry days. The current owners have a second sitting room with bar area at the rear of the property, but this could easily be utilised as a playroom for those with younger children or a perfect home office.

Back through the hallway and head for your formal dining room, relax in this stunning room with bay window and enough room for the largest of family gatherings. This room also has a gorgeous fireplace with a log burner to keep you toasty and warm in the cooler months.







## Bedroom Bliss

Head upstairs where you might be tempted to think that this home could not sustain its style and character.... well, you will almost certainly be wrong; the staircase leads to a spacious landing taking you to five bedrooms and bathroom heaven.

All five bedrooms are beautifully proportioned and can accommodate at least a double bed.

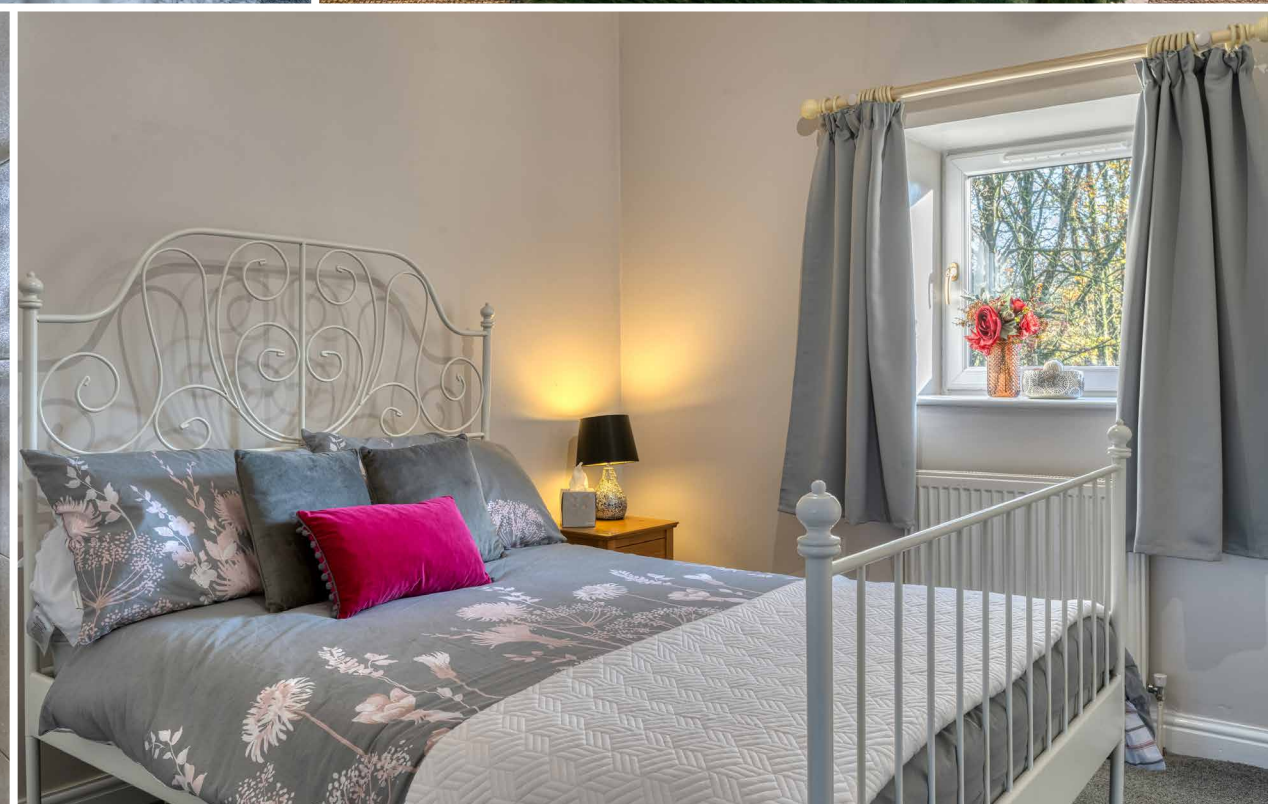
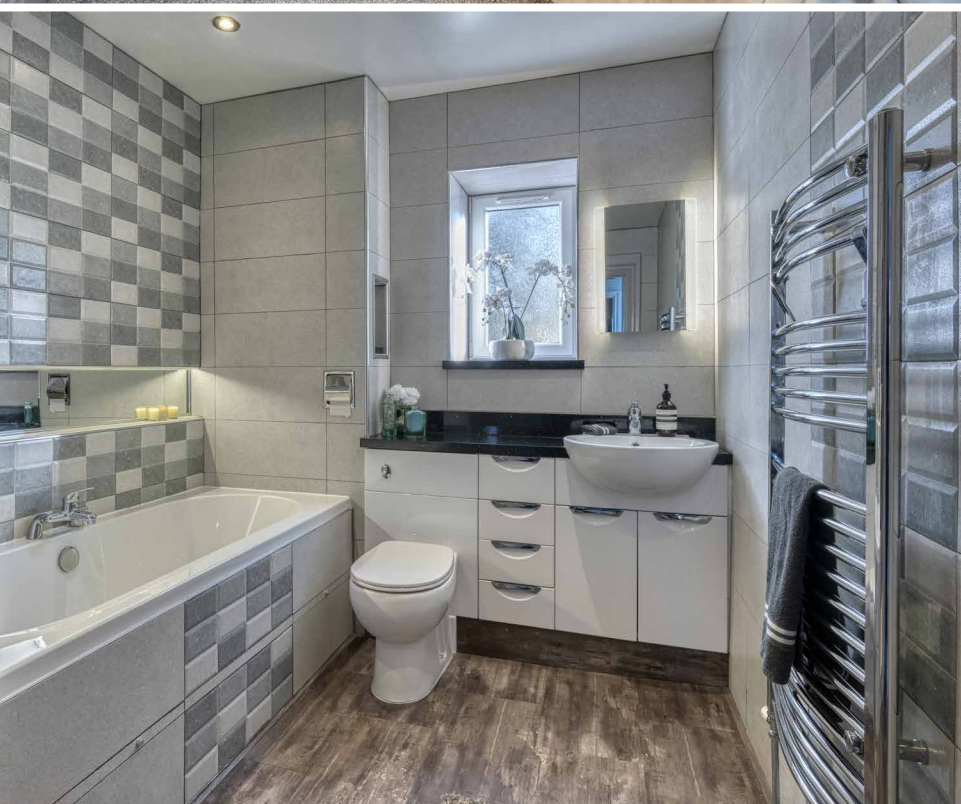
The stunning principal bedroom lies at the rear of the house, a vaulted ceiling and French doors with views across to Werneth Low Country Park is a place to linger with your morning coffee. Room for a super king-sized bed and a large row of fitted wardrobes adds luxury along with the stunning en suite shower room. With heated towel rail and large shower for a peaceful start to your busy mornings.

Bedroom two next door can easily accommodate a double bed with further space for wardrobes.

There are a further two large double bedrooms both with ample room for wardrobes and king-sized beds.

The final double is at the front of the property and has space for a double bed, however this would also make a quiet spot for a further home office if one was needed.

The family bathroom has a modern, crisp white suite. Large luxurious bath, separate shower cubicle and plenty of storage.









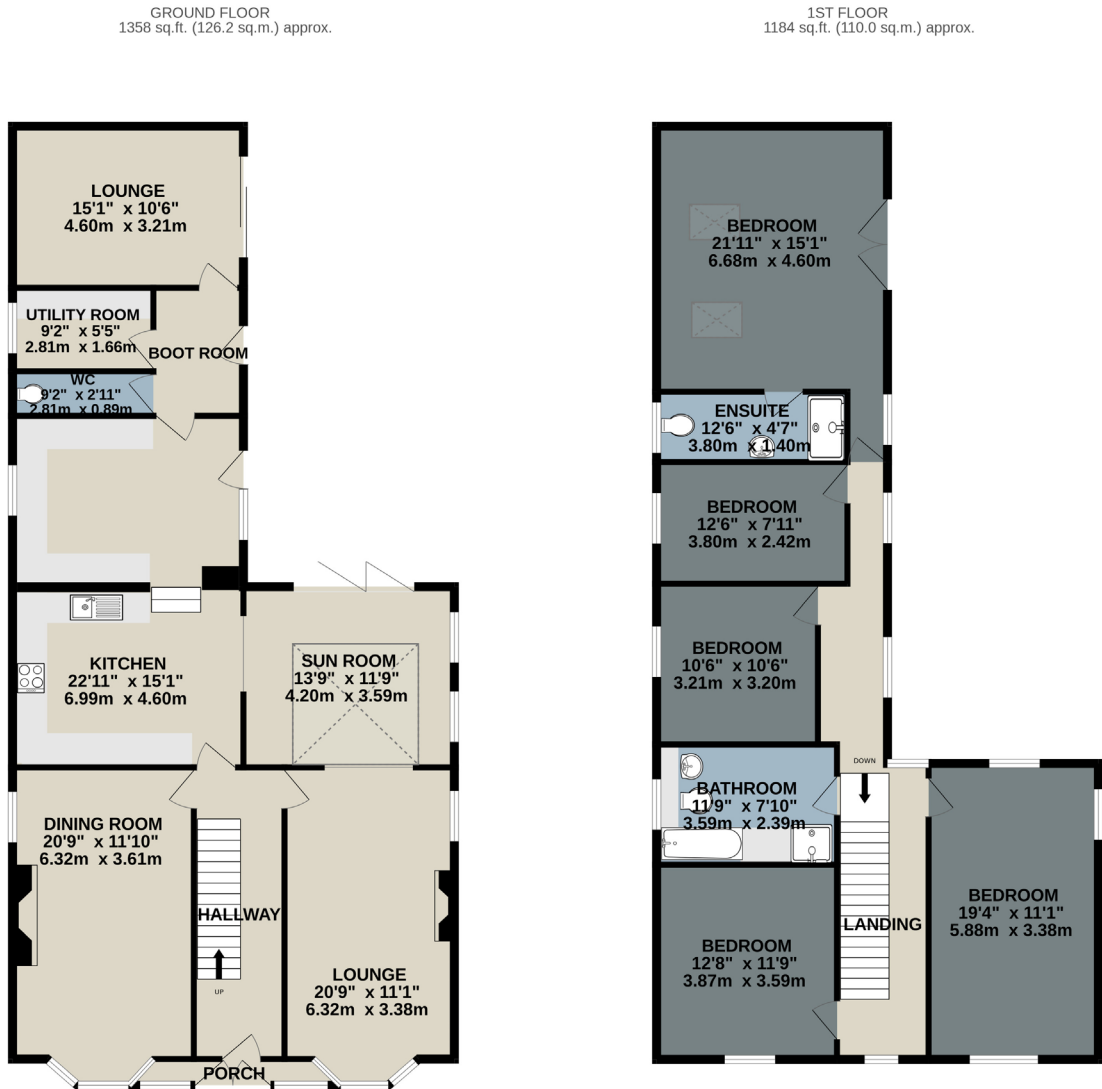
## Finer Details

- Extended detached property
- Five bedrooms
- Four reception rooms
- Driveway for several cars with electric gates leading to further parking
- Double garage
- Downstairs wc
- Fabulous living space for all occasions
- Direct access onto Werneth Low Country Park from your back garden
- Freehold
- Council Tax Band : F
- Boiler Type – Gas Combination
- Boiler location : Utility Room
- South West Facing Garden
- Double Garage
- Driveway, With parking For Several Vehicles
- 25 Minute Drive To Manchester Airport/ City Centre
- Fabulous Walks On Your Door Step
- Regular Bus Service

## EPC

Energy Efficiency Rating		
Very energy efficient - lower running costs		
92-100	A	
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		

## Floorplan



## Out & About

This stunning property sits on the edge of Werneth Low, you can be blowing away the cobwebs straight from your garden gate. Werneth Low Country Park has 200 acres of unspoilt countryside, providing 360-degree views across Manchester, the Peak District and beyond.

There are endless routes to take the dog with Werneth Low at the back of the property and the Trans Pennine Trail at the front. Enjoy refreshment at one of the pubs along your route, or if the bright lights of Manchester are more your thing, head to one of the many train stations and you can begin your shopping in under 30 minutes.

If you prefer the car the M60/M67 are a few minutes driveway, as are many supermarkets for the weekly shop. For those last-minute items, you can stroll into Gee Cross where you will find a small Tesco, bakers, takeaways and small play park for little ones. Great local schools for children of all ages plus access to private school busses from Gee Cross Village. Manchester Airport is just a 25-minute drive away.



# Mottram Old Road

Gee Cross, Hyde

Presented By



**JARDINE**  
**ESTATES**

**0161 871 7071**

287 Stockport Road

Gee Cross

Hyde

SK14 5RF

[www.jardineestates.co.uk](http://www.jardineestates.co.uk)