



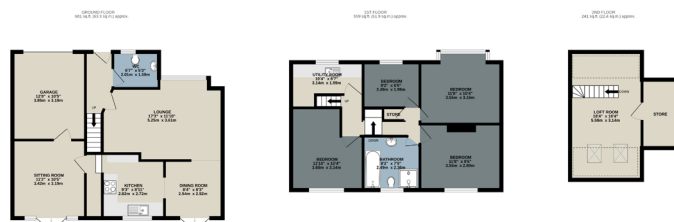
# Slateacre Road

- Gee Cross -

This extended family home has something for everyone, five fabulous bedrooms, two reception rooms, sociable kitchen diner and a south-east facing rear garden which captures the sunshine from mid-morning to sunset.

## KEY POINTS

- Four double bedrooms plus single
- Rear sunny garden with views over Manchester
- Sociable kitchen/ diner
- Two reception rooms
- Close to all the village amenities
- Excellent transport links
- Werneth Low Country Park on doorstep



TOTAL FLOOR AREA: 1481 sq.ft. (137.8 sq.m.) approx.  
While every effort has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used as a guide only. Prospective purchasers should verify the accuracy of the floor plan and measurements with the seller.



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Welcome to Slateacre Road in Gee Cross, a much-loved family home which is now ready for a new family to make its own.

This extended property has lots of kerb appeal, with a generous block paved driveway for the family cars. Coming inside there is a triple wardrobe for coats and shoes and a handy downstairs WC before you go through to the first reception room.

The lounge has plenty of space for any number of sofas and leads directly into the dining area and kitchen. Stretching across the back of the house the kitchen and dining areas are ideal for entertaining family and friends, there are ample cupboards and worktop space which are complimented by the breathtaking views across to Manchester city centre. All the required kitchen items including a dishwasher are all in place.

The second reception room has underfloor heating and is ideal for those looking for a separate room for teenagers or a playroom to hide away the full range of toddler toys, the patio doors lead onto the sunny rear garden. There is handy access to the garage for storing all of the families' bikes and camping equipment.

The first floor will not disappoint, four bedrooms plus a laundry/utility room is perfect for all the family. The Second and third double bedrooms have spectacular views across Manchester: watch the night sky twinkle on New Years eve and bonfire night.

The third bedroom is a single perfect for a child's bedroom, study or dressing room. This overlooks the front of the property.

The principal bedroom sits at the front of the house and is a generous size with some fitted furniture and space for a king-sized bed.

The family bathroom has a three-piece suite and a separate shower cubicle.

The second floor has access to a large room with buildings regulations approval and planning consent, currently used as an office area but is suitable for use as a large bedroom if required.

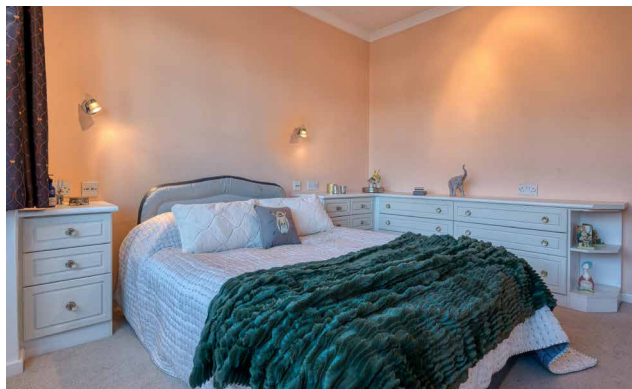
#### Out and About

Slateacre sits on the edge of Werneth Low, you can be blowing away the cobwebs within moments from home. There are endless routes to take with the dogs, friends and family and then enjoy refreshment at one of the pubs along your route.

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 Tesco Express, bakers, takeaways, friendly pubs and restaurants and small play park for little ones.

Further afield the Peak District is within easy reach where there is a plethora of beautiful places to visit and explore. There are some excellent local schools and nurseries, buses to private schools are also available in the village if that's your choice of education.



## TECHNICAL DETAILS

- Freehold
- Council Tax Band D
- Double Glazed
- Loft: Staircase, boarded and lights
- Boiler Type: Gas – just off from the kitchen
- With on street parking
- 25 Minute Drive To Manchester Airport/ City Centre
- Fabulous Walks On Your Door Step

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
A		80
B		
C		
D	67	
E		
F		
G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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