

## Mottram Old Road

- Gee Cross -

Welcome to Mottram Old Road, a fabulous two-bedroom cottage which has undergone a full refurbishment.

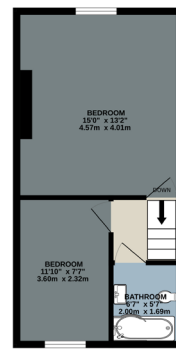
### KEY POINTS

- Fully refurbished cottage
- New Kitchen/Bathroom/Carpets
- Two double bedrooms
- On street parking
- Good size rear patio garden
- Central Gee Cross Location

GROUND FLOOR  
334 sq.ft. (31.0 sq.m.) approx.



1ST FLOOR  
347 sq.ft. (32.2 sq.m.) approx.



TOTAL FLOOR AREA: 681 sq.ft. (63.2 sq.m.) approx.  
These are approximate figures based on the information provided. The actual area may vary slightly due to the way the measurements are taken. The figures are for the internal area of the property and do not include the area of the garden or other external spaces. The figures are for the internal area of the property and do not include the area of the garden or other external spaces. The figures are for the internal area of the property and do not include the area of the garden or other external spaces.



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Situated in the heart of Gee Cross village this home is ready to move straight into. On entrance there is a small vestibule which leads through into your cozy lounge. There is a log burner to keep you toasty and warm during the cooler months.

The fully fitted kitchen is new and has a range of units for all your storage needs plus plenty of worktop space for those that like to cook. There is also space for a dining table so friends and family can enjoy time together. The back door gives you access to the rear paved garden, there is ample room for outside furniture so you can enjoy the warmer days.

Upstairs the bathroom has been fully re-tiled and has a new white suite with a thermostatic shower over the bath. Perfect for those that like a soak at the end of the day.

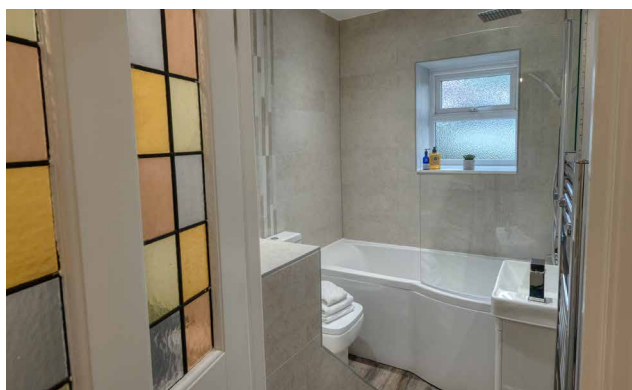
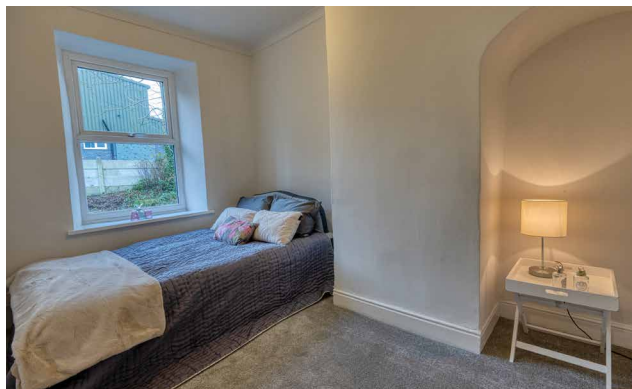
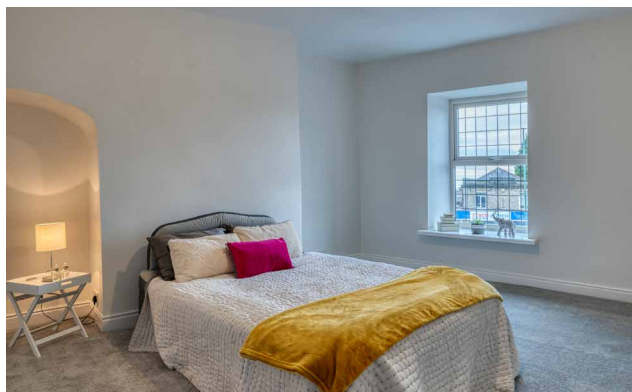
The principal bedroom is at the front of the house and is huge. You will comfortably fit any size of bed plus wardrobes to house the largest shoe collection.

Your second bedroom will take a double bed but would also be great for a child's bedroom, dressing room or office.

#### Where it is

Mottram Old Road sits on the edge of Werneth Low, you can be blowing away the cobwebs within minutes from home, there are endless routes to take with the dog, or take the children to see the horses 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 small Tesco, bakers, takeaways, friendly pubs and restaurants and small play park for little ones. 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 C
- Boiler Location – Kitchen
- Boiler Type – Combination 3.5 years old
- Loft – Partially boarded with light
- Close to local amenities
- Walking distance to Werneth Low Country Park
- Electrical certificate in place

Energy Efficiency Rating	
Very energy efficient – lower running costs	Current Potential
A 92-100	87
B 81-91	
C 69-80	70
D 55-68	
E 49-54	
F 39-48	
G 1-38	
Not energy efficient – higher running costs	
England & Wales EU Directive 2002/91/EC	

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