



# Orchard Rise

Gee Cross, Hyde

 JARDINE  
ESTATES





## Welcome

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This home on Orchard Rise is one of a kind, it is like no other on this small exclusive development as it has been re-modelled by the current owners.

From the moment you enter the hallway you have that feeling that this home is very special!

Turn right into your extended kitchen which is modern and stylish with all the appliances you could need plus wine fridge.

The island gives you a place for friends to gather for pre-dinner cocktails whilst you also have space for a large dining table for family dinners. From here you have your utility room for extra storage plus washing machine and tumble drier.







## Family Living

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Back into the hallway and head into your calming living room – a perfect place to retreat to at the end of a long day or somewhere to escape when you need a quiet moment. There are two sets of patio doors giving lovely views of the garden so you can enjoy the warmer months.







## Bedroom Bliss

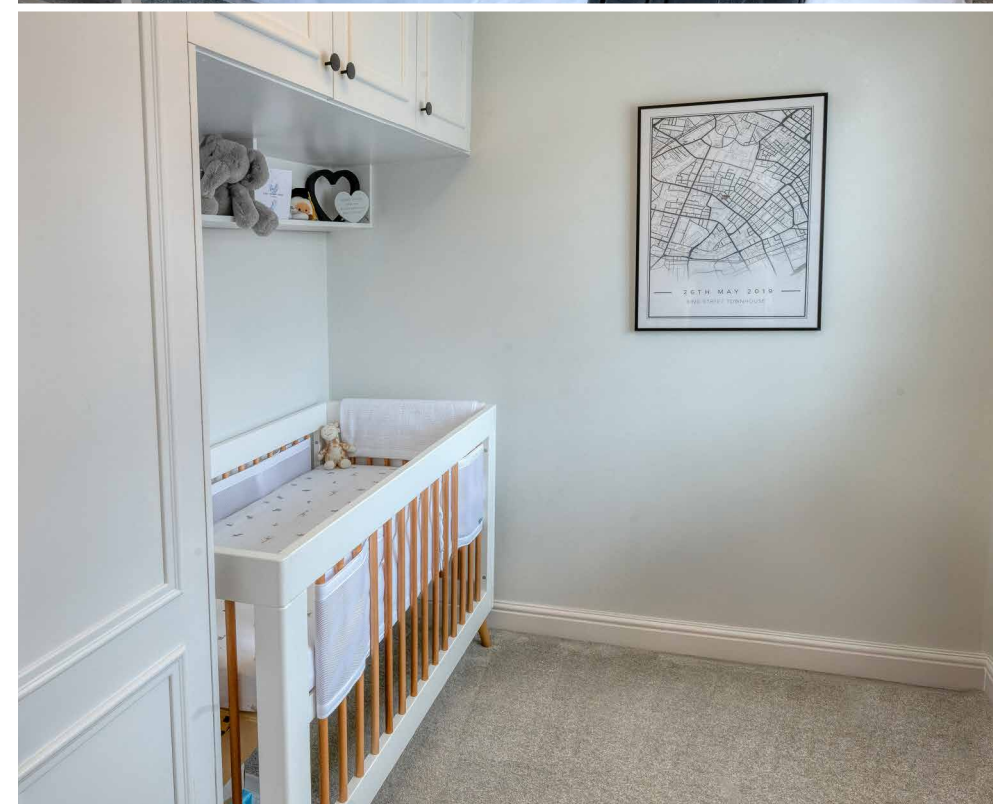
Head up to the first floor where there are four bedrooms in total plus an ensuite shower room and beautiful family bathroom.

The principal suite has a serene hotel feel with an immaculate en-suite, the power shower will certainly wake you up in the morning.

The guest bedrooms is a lovely size double and in pristine condition.

There are two further bedrooms ideal for children or guests.

Your family bathroom is immaculate and has an impressive roll top bath. Sink into a bubble bath at the end of a long day and soak your stress away.





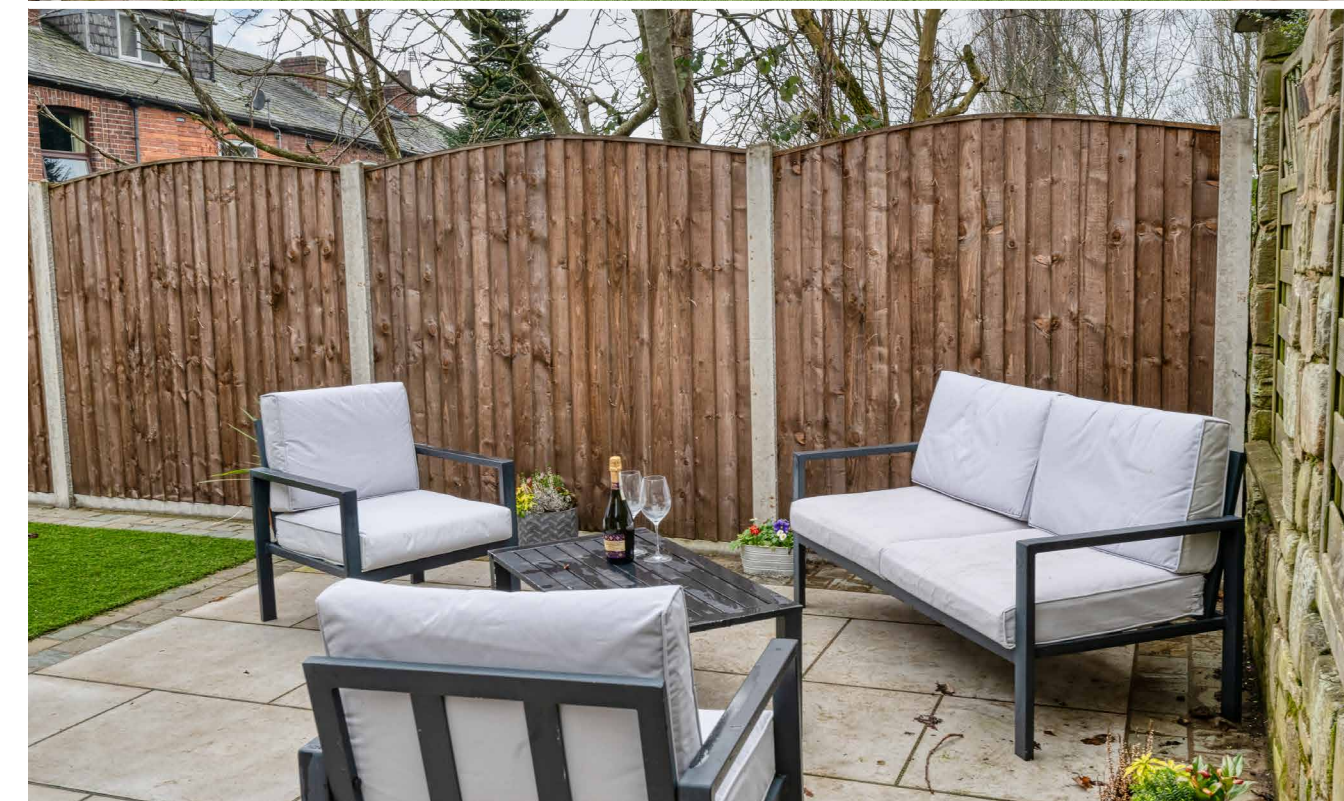


## Gardens

The rear south facing garden has artificial grass and ample patio area, it is the ideal entertaining space giving you plenty of time for BBQ's without having to mow the lawn!

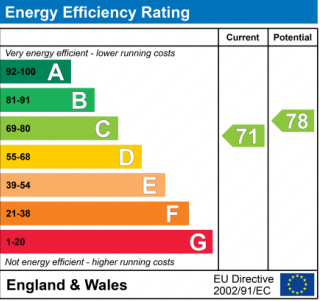
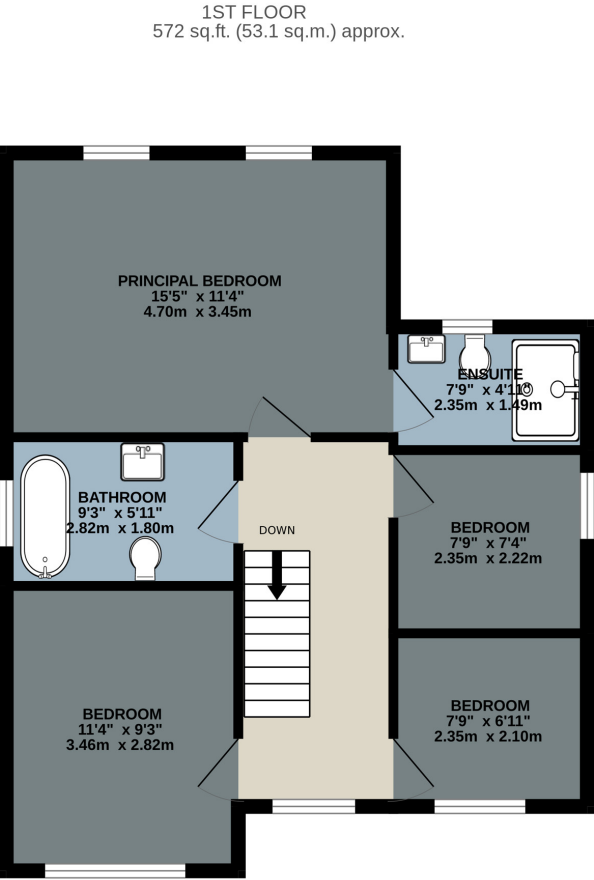
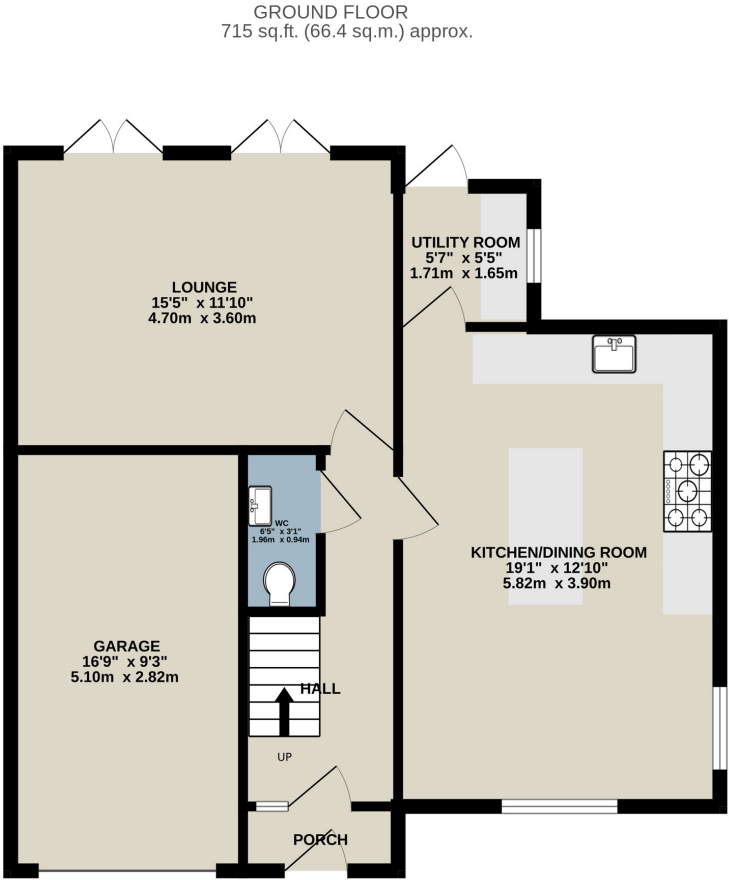
The pretty front garden, driveway and modern front door have abundance of kerb appeal, it is also low maintenance, so you won't need to spend hours in the garden.

The single garage gives you a place for bikes, pushchairs and extra storage.





Floorplan



Out & About

Orchard Rise is the perfect location for accessing public transport, heading to the M67/M60 motorway for commuting and enjoying the outdoor life.

Stroll into Gee Cross where you will find a Tesco Express for those last-minute items, a bakery, Indian takeaway, bistro, and several pubs with good food options.

You can blow the cobwebs away on Werneth Low which is accessed at the back of the property and enjoy a pint at the Hare and Hounds.

Bredbury train station with its free car park is a few minutes' drive away, so if you want to travel by train for work or pleasure this is a great option.

Finer Details

- Large, detached home – 4 bedrooms, 3 bathrooms and 2 reception rooms
- Off road parking for the family's cars plus single garage
- Walking distance into Gee Cross and Werneth Low Country Park
- In catchment for Dowson Academy and Alder Community High School
- South facing gardens and patio areas for entertaining
- Leasehold
- Council Tax band- F
- Boiler Type- Gas
- Boiler Location- Utility Room
- Loft- Boarded , ladder & Light
- No Chain



TOTAL FLOOR AREA : 1287 sq.ft. (119.5 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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