



Broadmeadow Drive  
- GEE CROSS -



# Welcome

This home has been beautifully designed for modern family living, located on the popular Broadmeadow Estate in Gee Cross. Externally this property has plenty of kerb appeal with a pretty front garden, bay window and double garage.

The position of this property in a quiet cul de sac is ideal for those with young children, a gorgeous south facing garden and on the doorstep of Werneth Low you can be blowing the cobwebs away in minutes.

On entrance you are welcomed in by a fabulous hallway with Amtico flooring, so if you have children or pets you don't need to worry about muddy boots or paws.

To your left you can access your integral double garage, which is a fabulous size, perfect for the storage of bikes/prams and children's outdoor play equipment, plus your precious classic car.

To the right you will find your living room with space for any combination of sofas, gather the family for a Friday night movie or snuggle under your cashmere blanket and enjoy a good book with a glass of wine. A square bay adds character and lets in the light during the day.







## HEART OF THE HOME

Your perfect open plan family living area sits at the back of the house.

This room has your super stylish kitchen with large island housing your sink, breakfast bar and super storage options.

There is the full range of integral appliances plus a must have full-size grocery pull out larder.

A dining table for the whole family fits perfectly, with the addition of a sofa and chair for relaxing evenings overlooking the garden.

On warmer days, the patio doors lead you out to the garden, enjoy summer drinks and then retire into your family room when the sun goes down.

A separate utility with access to the garden gives you the space for your washing machine and dryer plus extra worktop and cupboards for storage.

There is an extra, separate sitting room also at the rear of the property with patio doors. This room is truly versatile, currently used as a playroom it could be an xBox/Netflix haven, reading room or more formal dining room.



## ENTERTAINING HEAVEN

You have a pretty front garden with borders and lawn and a fabulous rear garden.

Your back garden has a lawn for kicking the football round and some pretty borders which the current owners have designed and planted.

You have the hills of Werneth low behind you, entertain family and friends with a summer BBQ.







## BEDROOM BLISS

As you head up to the first floor a plethora of five, beautiful double bedrooms and bathrooms await.

You really are in for a treat of amazing rooms for all the family.

On the first floor the principal suite is a truly a fabulous space. The bedroom itself is huge, you will fit the bed of your choice, add a chaise longue or fabulous armchair to relax in after a long day at the office, whilst you run a bath in your neighbouring en suite. The pristine Villeroy & Boch white bathroom has a full bath, wash hand basin and wc, plus separate shower cubicle with power shower. To complete your suite is your dressing area, with room for wardrobes giving you all the storage you could need.

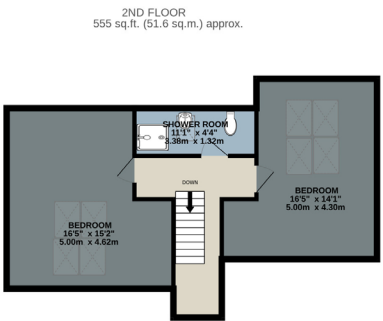
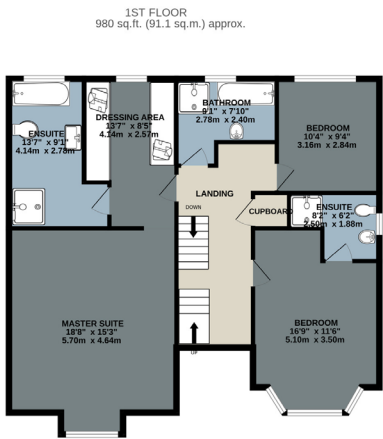
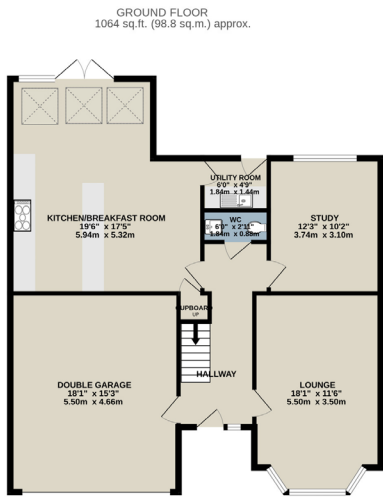
The family bathroom on this floor serves the guest double bedroom and is also a full suite with separate power shower cubicle, luxurious bath, fully tiled and again in pristine condition.

A third double bedroom at the front of the house has its own en suite shower room and would tempt any guests to opt for an overnight stay.

Head to the top of the home, the children won't need to toss a coin - the two double bedrooms have their own shower room to share and would be the envy of any teenager. Both rooms are spacious and light, with space for a double bed, wardrobes and study area they really have it all.



FLOOR PLAN



TOTAL FLOOR AREA : 2599 sq.ft. (241.5 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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FINER DETAILS

- Immaculate five-bedroom home
- Double garage and off-road parking for three cars
- Fabulous open plan kitchen/dining/living room
- Low maintenance garden for children to enjoy
- Utility room and ground floor wc
- Freehold
- Council tax band: G
- Boiler location – Garage
- Gas central heating with combination boiler
- Double glazed
- South facing garden with patio area
- Five double bedrooms
- Fabulous interior throughout

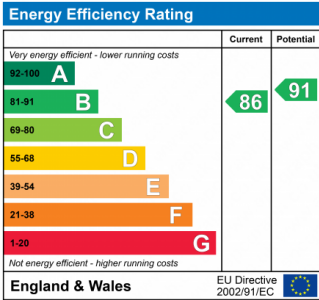


OUT & ABOUT

The village of Gee Cross is a short stroll away, there are a range of good pubs to take the strain from the Sunday lunch preparation, sip a cold glass of wine in the garden of the Joshua Bradley or stride up to the Hare and Hounds to blow away the cobwebs and take in the views across Manchester. There is a small selection of shops in the village plus a handy Tesco metro for those last-minute items for dinner. A community centre has a whole range of activities including children's dance lessons, yoga and an adult's choir, ideal for those looking to meet new friends or looking for activities for the kids.

You are able to apply for both Tameside and Stockport Schools, including Dowson, Greave and Woodley Primary Schools and Alder Secondary Schools. If you are looking for private school options, there are buses which collect from the village.

Gee Cross is situated between Woodley and Hyde giving you plenty of options for transport into Manchester city centre, Manchester airport and further afield, the M60/M67 are a short drive away and there is large free car park at Bredbury train station which is a direct line into the city.



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