



328 Stockport Road, Hyde

Offers Over £210,000 Leasehold

Two double bedroomed cottage • Close To Gee Cross high street • 25 Minutes from Manchester City Centre & Airport •
Walks and cycling on your doorstep • Rural lifestyle with easy access to rail links & motorway networks • NO CHAIN



This charming cottage on Stockport Road in the heart of Gee Cross has a large open plan living area and two double bedrooms.

On entering you are greeted by an open plan layout which the previous owners have enjoyed for many years. There is a feature fireplace and room for several sofas.

The large kitchen and dining area has lots of potential. You could easily fit a table to seat up to six people and the kitchen has plenty of room for your creative talents to go wild.

The back door leads to a very pretty cottage style garden which has the sun most of the day.

Beyond the garden is a further off-road parking area, a real asset in the village.

Wander upstairs and you will find two double bedrooms. The primary bedroom has plenty of inbuilt storage and the rear double bedroom overlooks the garden.

A family bathroom with an electric shower over the bath completes this floor.

Where it is

Stockport Road 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.

We would love to welcome you to Gee Cross, please download the brochure for more fabulous pictures and call us to arrange a viewing.

Finer Details

Long Lease Hold / 949 Years Remaining

Rent Charge £5 PA Fixed

Council Tax Band B

Boiler Type – Gas Combination

Boiler Location – Kitchen

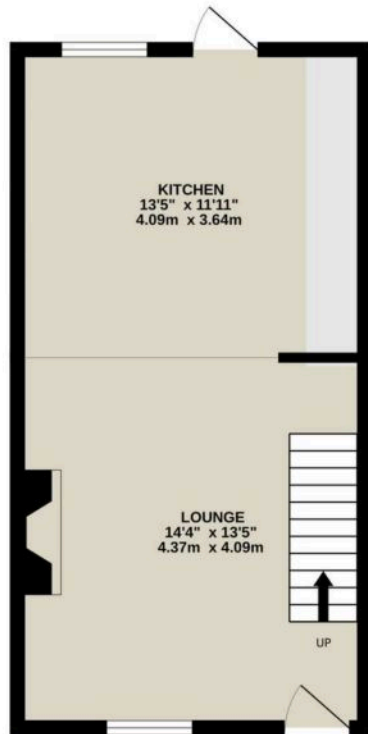
Off street parking to rear

Electric shower

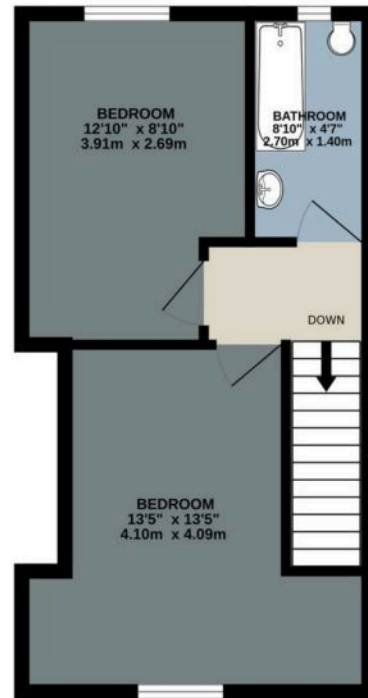
No Chain



GROUND FLOOR
346 sq.ft. (32.2 sq.m.) approx.



1ST FLOOR
338 sq.ft. (31.4 sq.m.) approx.



TOTAL FLOOR AREA: 684 sq.ft. (63.6 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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