



West Park, Gee Cross

 JARDINE
ESTATES



West Park

Gee Cross, Hyde

This much-loved family home is now ready for its new owner to make it their own.

Through the front door is a small entrance vestibule area leading into a spacious hallway. As you enter, you can feel how special this property was to the late owners.

There is a feeling of grandeur which I am sure could be restored when a new family turn this fabulous property into their home.

A grand lounge greets you to your left with multiple windows offering lots of light to the room and views of the garden.

With high ceilings and vast amount of space, this room gives you an abundance of options for furniture layout.





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Gee Cross, Hyde

The current kitchen has space for a breakfast table and a further formal dining room which stretches across the back of the property.

You can access the beautiful rear garden and garage, handy for deliveries and eating outside when the weather allows.

Gaze across the gardens whilst you prepare dinner and chat with your guests in the adjoining dining room.

The property boasts a wrap-around garden enveloping all sides of the house, providing a garden views from all rooms.

The detached garage adds convenience and extra storage space whilst the long driveway offers off road parking for 2 cars.







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Back through the hallway you will find two double bedrooms with inbuilt storage and a small shower room.

The ground floor also offers a second sitting room with patio doors opening up onto your private garden.





West Park

Gee Cross, Hyde

Head up to the first floor, where you will find a fantastic sized principal bedroom and lavish en-suite bathroom.

With multiple windows overlooking the gardens, the room is bright and airy.

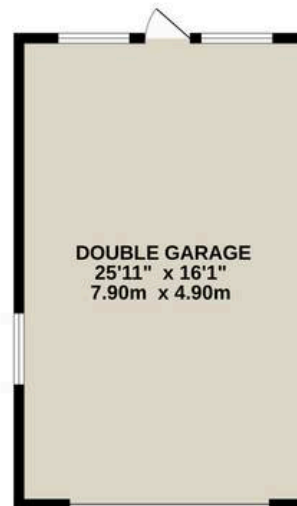
Fitted with large amounts of wardrobes, storage would certainly not be an issue.

The large en-suite has space for a four-piece suite currently, with a redesign, a walk-in shower could also be added.

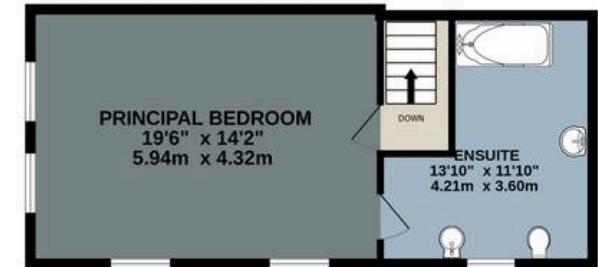




GROUND FLOOR
1910 sq.ft. (177.5 sq.m.) approx.



1ST FLOOR
439 sq.ft. (40.8 sq.m.) approx.



TOTAL FLOOR AREA : 2350 sq.ft. (218.3 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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West Park

Gee Cross, Hyde

West Park sweeps up from Bowlacre Road and reaches the top of Lord Derby Road at its peak where this property takes pride of place. You have access to open countryside within a 5-minute walk. Horses line the path so if you are looking to take up a new hobby there are plenty of stables to choose from. You feel a million miles away from civilisation, yet the bright lights and cosmopolitan city of Manchester is just a 25-minute drive away. There are a number of local train stations to choose from and all within a 5/10-minute drive, providing easy access to Manchester Piccadilly station and fast trains to London Euston. Manchester Airport can be reached within 20 minutes on the M60. Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Fabulous position on West Park, Gee Cross
- Wonderful views across Manchester City Centre and beyond
- Superb opportunity for re-development
- Wrap around garden to all sides of the property
- Detached garage
- Walking distance to the popular Hare & Hounds pub/restaurant.
- Walks/cycling from your front door
- M60/M67 within a few minutes' drive away
- Several train stations to choose from for accessing the city centre and beyond





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