



Stockport Road, Gee Cross
Freehold



Welcome to Stockport Road, a perfect property to move into and add your personal style over time.

Set back from the road you are shielded from the noise and have a pretty front paved garden.

On entrance the vestibule provides you with somewhere to shake off your wet coat and shoes.

The lounge has a beautiful fireplace which gives you a focal point and somewhere to snuggle round on a chilly evening.

Wander through into the kitchen, there is room for a table and chairs, somewhere to enjoy breakfasts and a fabulous under-stairs pantry style storage. This space is ideal for hiding away all the essentials. With floor to ceiling storage, space for a range cooker and worktops this kitchen ticks all the boxes.

The back door lead you out into the sunny cottage style garden which is low maintenance and perfect for entertaining family and friends.

Upstairs the two bedrooms are the perfect blank canvas for you to put your personal mark on the house. The principal sits across the front and has the original fireplace plus acres of room for storage and a king-sized bed. The second bedroom currently houses a double bed with views over the garden and has space for wardrobes.

The bathroom is fully tiled and has a thermostatic shower to wake you up in the mornings.

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.

Council Tax band: B

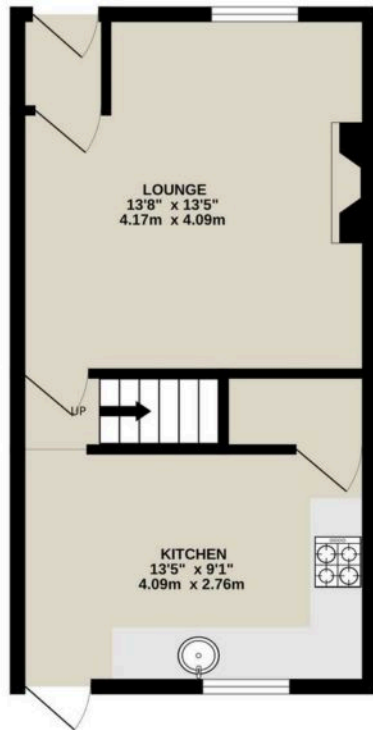
Tenure: Freehold

EPC Energy Efficiency Rating: D

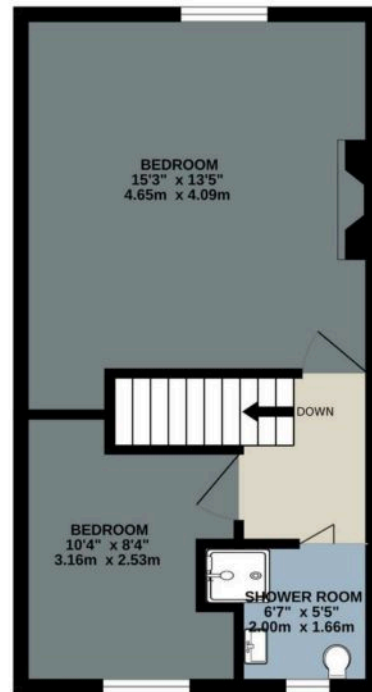
EPC Environmental Impact Rating: E



GROUND FLOOR
338 sq.ft. (31.4 sq.m.) approx.



1ST FLOOR
339 sq.ft. (31.5 sq.m.) approx.



TOTAL FLOOR AREA: 678 sq.ft. (62.9 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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