



Mottram Old Road, Gee Cross, Hyde

Freehold

Edwardian semi-detached property • Elegant period features • Two reception rooms • Three double bedrooms • Off road parking for three cars • Walking distance to Werneth Low • Close to Dowson Primary, Holy Trinity & Alder Community High School





Welcome to Mottram Old Road, an impressive three-bedroom family home. This property still has many of its original features throughout. High ceilings, coving and ceiling details, plus stain glass panels. Your front garden sets the house back from the road with a generous driveway for three cars.

Step inside the handy vestibule before entering the impressive hallway, featuring high ceilings, original plasterwork, cast iron radiator and original parquet flooring.

Turning right into your sitting room, there is ample space for any configuration of settee and is a lovely spot for watching television in the evening or enjoying a board game with the family. A feature fireplace gives a focal point to the room whilst the original stained glass bay window has uninterrupted views of the woodland set opposite.

Wandering through to the rear of the property you will find your second reception room which is currently used as a dining room. It has tastefully update parquet flooring. This sunny and bright room has a large fireplace and windows on two sides with views over the side and rear garden. The kitchen links nicely into the dining room and has been updated with modern units. Double oven and integrated microwave, which will make cooking a breeze with lots of storage and illuminated glazed units.

Upstairs the landing has a light well and leads to the first of two double bedrooms, and a bathroom with two large sash windows, a large double ended bath and separate walk-in shower.

The first large, double bedroom overlooks the rear garden and has space for wardrobes. The principal bedroom sits at the front overlooking the woodland opposite. Flooded with light from the double aspect sash windows you have space for a super king-sized bed and lots of wardrobe space.

Upstairs, past handy storage cupboards you will find the final bedroom. Due to the ceiling height, the current owners have a Japanese style bed low to the floor with further room for a desk for those who work from home. Storage cupboards are tucked away in the eaves for your suitcases, and you have more room for further storage if required. Outside there is a patio area and large landscaped garden with a further seating area and decking. There are lots of places for the children to play, entertain family and friends and relax after a long day.

Mottram Old Road is the perfect location for enjoying the countryside whilst the bright lights of Manchester city centre are easily accessible. Behind your home is Werneth Low Country Park which is easily accessible for enjoying the outdoors. Pop into the café after a long Sunday walk.

All the facilities of Gee Cross itself are a stroll away, with shops, good pubs for food, a small play area and a community centre with dancing, choir and children's hobby groups.

Dowson Primary Academy (Ofsted Good) and Holy Trinity Primary School (Ofsted Good) are both within walking distance, and for those with older children Alder Community High School is just minutes away on foot. Transport networks are excellent with the M60/M67 a short drive away with access to Stockport, Manchester or across to the Pennines. There are several train stations also within easy reach for commuting or for leisure.

Council Tax band: D

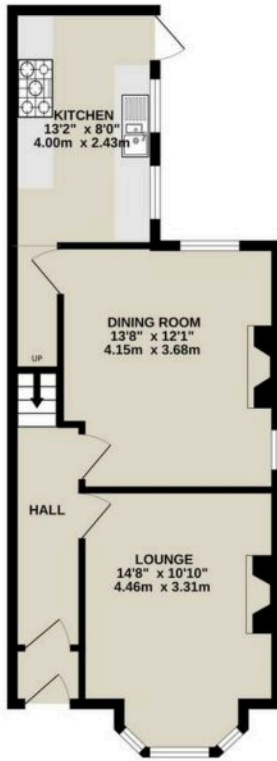
Tenure: Freehold

EPC Energy Efficiency Rating: C

(Disclaimer: Twilight image enhanced with AI by Street)



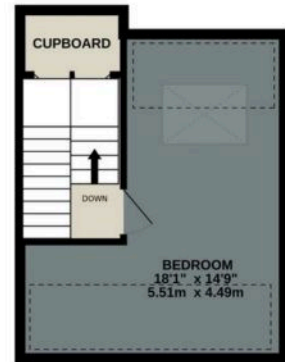
GROUND FLOOR
486 sq.ft. (45.1 sq.m.) approx.



1ST FLOOR
469 sq.ft. (43.5 sq.m.) approx.



2ND FLOOR
274 sq.ft. (25.5 sq.m.) approx.



TOTAL FLOOR AREA : 1229 sq.ft. (114.2 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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