



Bowlacre Road, Gee Cross, Hyde

 JARDINE  
ESTATES



# Bowlacre Road

## Gee Cross

Nestled in the heart of **Gee Cross Village**, this **much-loved four-bedroom detached family home** occupies a **generous plot** in one of the area's most **prestigious and sought-after addresses**.

Built in **1977**, this charming property has been lovingly maintained by the same family for many years and is now ready to welcome its next chapter.

Set within **generous gardens of approximately three quarters of an acre**, with **extensive lawns**, a **private tennis court** and **summer house**. The outdoor space offers an exceptional setting for both relaxation and entertaining. With scope for development subject to planning.





## Bowlacre Road

### Gee Cross

Electric gates lead to a driveway for up to four cars and an integrated garage .

You can park the family car with ease and enter the house without getting wet.

The panelled hallway and galleried landing welcome you home before entering the kitchen and dining area at the back of the property.







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## Gee Cross

A welcoming kitchen with large windows throughout create a bright and inviting atmosphere. This really is the heart of the home, lots of cupboard space and worktops . A separate pantry is a sort after addition for enthusiastic cooks. The dining area will easily accommodate everyone for the next celebration meal.

The formal sitting room is split level with room for all of your gatherings , through the French doors you will find the conservatory which overlooks the spectacular rear garden .





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### Gee Cross

Upstairs you have three generous double bedrooms , two with ensuites .

A single bedroom with fitted furniture sits opposite the family bathroom which has a separate shower room and adjoining sauna .

The final room is currently used as an office space with views over the front of the property .





GROUND FLOOR  
1736 sq.ft. (161.2 sq.m.) approx.



1ST FLOOR  
1340 sq.ft. (124.5 sq.m.) approx.



TOTAL FLOOR AREA : 3076 sq.ft. (285.8 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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# Bowlacre Road

## Gee Cross

This home, tucked away on Bowlacre Road can make you feel a million miles away from civilisation yet the bright lights and cosmopolitan city of Manchester is just a 25 minute driveway or 20 minute train journey. There are a number of train stations to choose from and all within a 5/10 minute drive, Manchester Airport is a 25 minute drive and London Euston a 2 hour train journey away. West Park sweeps up from Bowlacre Road with individual prestigious properties along the way, as you reach the top you can access Werneth Low Country Park for dog walks and cycling. Horses line the path so if you are looking to take up a new hobby there are plenty of stables to choose from. Cricket, golf, and squash can all be found on Werneth Low which is a short walk or 2 minute drive. Gee Cross itself has plenty of activities for children and has its own bistro and pubs with food to stroll to after your Sunday walk.

Council Tax band: G

Tenure: Freehold

- Very peaceful spot on one of the areas most prestigious roads
- In the region of 3/4 of an Acre Plot
- Private Driveway With Electric Gates
- Double Garage
- Large Conservatory
- Large Sociable Family Kitchen and Dining Room
- Four Double Bedrooms Plus Study
- Two Ensuite Bedrooms
- Galleried Landing
- With scope for development subject to planning.





## Jardine Estates

287 Stockport Road, Gee Cross, Hyde - SK14 5RF

0161 871 7071 • [team@jardineestates.co.uk](mailto:team@jardineestates.co.uk) • [jardineestates.co.uk](http://jardineestates.co.uk)

