



## JOEL LANE

- GEE CROSS -

If you are looking for a unique property which is like no other, you are in the right place. Hicroft has an enviable position at the top of Joel Lane

### KEY POINTS

- Three double bedrooms
- Stunning private garden
- Breathtaking views
- Close to all the village amenities
- Excellent transport links to Manchester and beyond
- Werneth Low Country Park on doorstep



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If you are looking for a unique property which is like no other, you are in the right place. Hicroft has an enviable position at the top of Joel Lane where the views across Manchester and beyond are some of the best you will find.

Gee Cross has the best of both worlds: Werneth Low Country Park on your door step and the bright lights of the City a short drive or train journey away. Walks/cycling and horse-riding are all available from your front door plus country pubs, shops and great schools.

This much-loved family home, which is in need of renovation, has been in the same family for many years. You will discover why they never wanted to leave when you see the views and the stunning garden which sweeps away into the distance.

The house is set back from the road with off road parking for several cars. Coming through the handy vestibule into the hallway there is a downstairs wc and utility room to the left and at the rear of the property you will find the first reception room.

The lounge is a cosy room with space for several sofas and a gas fire to snuggle around. The view from the large picture window gives you the first glimpse of the stunning garden.

The generous kitchen is across the hallway with access to the garage which was converted to a further reception room.

The formal dining room is at the back of the property with plenty of space for a large table, perfect for family gatherings. Through the bi fold doors into a conservatory which was added some time ago, sit, relax and take advantage of the views across the garden.

Upstairs you have three double bedrooms and a family bathroom with whirlpool bath and separate shower cubicle. Each bedroom has stunning views across open countryside and Manchester in the distance.

If it's garden space for the children's football nets and trampoline or for summer cocktail parties, you will not be disappointed. The garden has space for everyone and contains beautiful flower beds with mature shrubs. For the perfect spot to watch the fireworks across Manchester on Bonfire night this garden offers a truly magical experience.

#### Out and About

Joel Lane 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.

Werneth Low Golf Club is close by and very welcoming as is the local cricket club, perfect if you have promised yourself a new hobby!

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 Metro, bakers, takeaways, friendly pubs and restaurants and small play park for little ones.

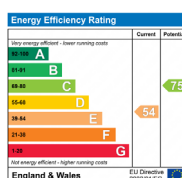
Further afield the Peak District is within easy reach where there is a plethora of beautiful places to visit and explore.

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.



## TECHNICAL DETAILS

Freehold  
Council Tax Band F  
Double Glazed  
Boiler Type - Gas Combination  
With off road parking  
25 Minute Drive To Manchester Airport/ City Centre  
Fabulous Walks On Your Door Step



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