



425 Stockport Road, Gee Cross

Dreaming of a picture-perfect cottage? Then take a look...

*presented by*

**ON THE MOVE**  
PROPERTY BOUTIQUE





*This traditional weaver's cottage is real surprise, David our photographer was completely blown away and was moving in...*

The porch was added which gives you chance to take off your wet coat and shoes before heading into your fabulous lounge/dining room. Snuggle round your gas burner which gives you instant heat, with all the character of a traditional burner but none of the mess. With windows at the front and rear you have the benefit of light throughout the day and ample space for a dining table for entertaining.

Head downstairs where you will find your cottage kitchen. Packed full of spaces for storage and views out across the garden it's a real peaceful haven away from the hustle and bustle of everyday life. There is kitchen table where the current owners enjoy breakfast together and back door out to your terraced garden.

The garden is paradise for peace and quiet, there are two patio areas to enjoy and views across woodland. If you have green fingers there is plenty to keep you occupied and space for a BBQ if the sizzle of a burger is more your thing.

The second double bedroom is on this level, there is built in storage and ample room for a great teenager or guests' room.

To the top floor where a spacious family bathroom awaits, there is a corner bath and separate shower cubicle to wake you up in the morning. The second double bedroom is also here with a fabulous walk in wardrobe, every lady's dream!

### Where it is

You can wander into Gee Cross from this property or take a more strenuous hike up onto Werneth Low County Park. There are good local pubs for a refreshing pint or Sunday lunch plus plenty to keep the little ones occupied.

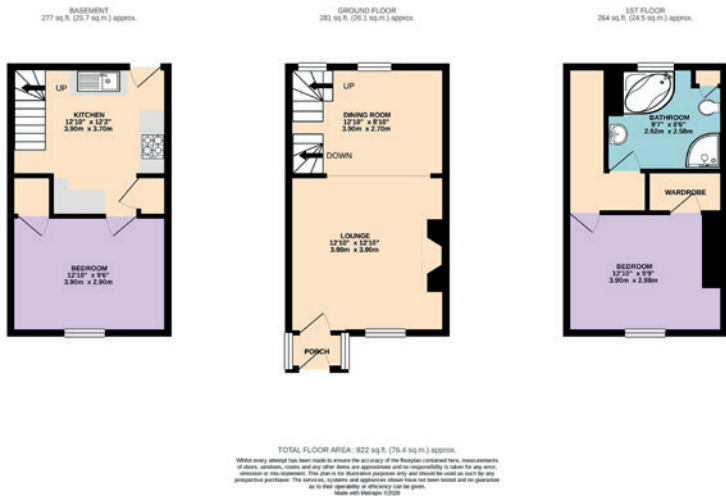
Transport links are good by either road or rail with the bright lights of Manchester not too far away.

We would love to welcome you to Stockport Road. Please give us a call 0161 871 7071 to arrange a viewing.





# 425 Stockport Road - Floor Plan



# KEY POINTS

- Traditional Weaver's Cottage
- Three storey beautifully maintained home
- Picture perfect rear cottage garden
- Gee Cross village location
- Stroll up to Werneth Low or down to the canal
- Within easy reach of good transport links road and rail

# TECHNICAL DETAILS

- Freehold
- Council Tax Band: B
- Boiler: In Bathroom - 2 years old
- On street parking

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# EPC GRAPH

# ENERGY PERFORMANCE CERTIFICATE

