



Slateacre Road, Gee Cross, SK14 5LB

This beautifully presented, extended semi-detached home enjoys an enviable elevated setting at the head of cul-de-sac that backs onto private woodland adjoining Werneth Country Park and has stunning, far-reaching views at the front to Manchester City Centre in the distance. The beautiful rear garden extends to a sitting area at the side of the house and enjoys a welcome degree of privacy. The accommodation includes an entrance hall, two separate reception rooms, an extended well-fitted kitchen, four bedrooms and a spacious family bathroom with shower cubicle in addition to the bath. Outside, an integral single garage and a driveway complete the picture. Tenure: Freehold. Council Tax Band: D. EPC rating: D.

Price Guide: Offers Over £400,000



ENTRANCE HALL

LOUNGE

17' 10" x 11' 0" max (5.43m x 3.35m)

DINING ROOM

12' 0" x 11' 0" (3.65m x 3.35m)



KITCHEN

15' 6" x 10' 9" L shaped (4.72m x 3.27m)

FIRST FLOOR LANDING

BEDROOM ONE

12' 6" x 10' 6" (3.81m x 3.20m)



BEDROOM TWO

13' 1" x 9' 6" (3.98m x 2.89m)



BEDROOM THREE

10' 9" x 10' 8" (3.27m x 3.25m)



BEDROOM FOUR

6' 10" x 6' 4" (2.08m x 1.93m)

FAMILY BATHROOM

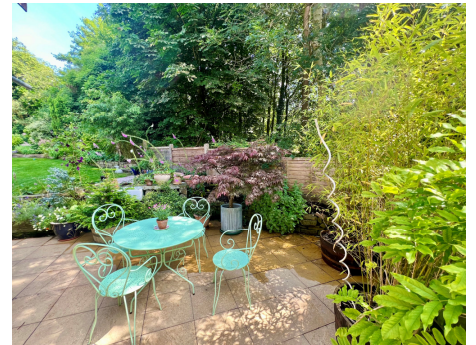
11' 3" x 5' 6" (3.43m x 1.68m)



GARAGE

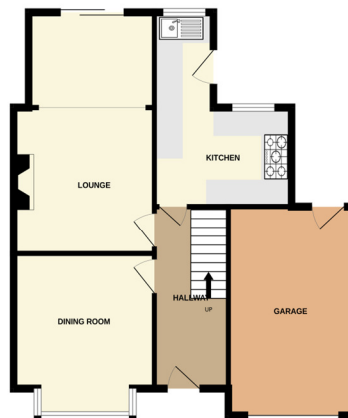
15' 6" x 9' 6" (4.72m x 2.89m)

OUTSIDE



GROUND FLOOR

1ST FLOOR



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 for 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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