



## Laurel Bank, Gee Cross. SK14 5DX

This 'ready to move into' modern semi detached property enjoys an enviable location on a quiet cul-de-sac close to open countryside and the Peak Forest Canal. The accommodation is presented beautifully throughout and includes an entrance vestibule, living room, fitted dining kitchen, two bedrooms (each with fitted wardrobes) and modern bathroom. Gas central heating is complimented by double glazed windows and outside the property features attractive landscaped gardens to the rear and driveway for two vehicles to the side. Take a look - you will not be disappointed. Tenure: Freehold. Energy Rating: C. Council Tax band C.

Asking Price £270,000





### VIEWING ARRANGEMENTS

Appointment is strictly by appointment with Thomas Lardner Romiley Office - telephone number 0161 494 5136

### LIVING ROOM

15' 7" x 14' 7" (4.75m x 4.44m)



### BEDROOM TWO

12' 1" x 7' 6" (3.68m x 2.28m)



### BATHROOM

7' 1" x 6' 9" (2.16m x 2.06m)



### DINING KITCHEN

15' 11" x 8' 9" (4.85m x 2.66m)



### BEDROOM ONE

14' 7" x 10' 7" (4.44m x 3.22m)



### OUTSIDE



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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