



## Gerrards Wood, Gee Cross. SK14 5DJ

Stunning individually designed 3 bedroom detached home built in 2017 and is beautifully presented throughout. With a range of quality fixtures and fittings throughout the stylish property is laid out over three levels with contemporary styled external landscaping offering low maintenance living. Close to surrounding countryside including Werneth Low and yet just a few minutes from Gee Cross Village the property sits nestled in a popular cul-de-sac. Featuring Reception hall, luxury bathroom and 2 double bedrooms to the ground floor, to the first floor is the open plan kitchen diner with 2 sets of French doors, a modern fitted kitchen with certain integral appliances and access door to the gardens and a living room and to the second floor as a large double bedroom shower room to the upper floor. The double width driveway provides off road parking and the property.

Offers In Excess of £475,000





### LIVING ROOM

12' 11" x 9' 2" (3.93m x 2.79m)



### SHOWER ROOM

10' 1" x 7' 5" (3.07m x 2.26m)



### LUXURY BATHROOM

10' 1" x 7' 5" (3.07m x 2.26m)



### FITTED DINING KITCHEN

24' 3" x 13' 10" (7.39m x 4.21m)



### GROUND FLOOR BEDROOM

14' 0" x 13' 11" (4.26m x 4.24m)

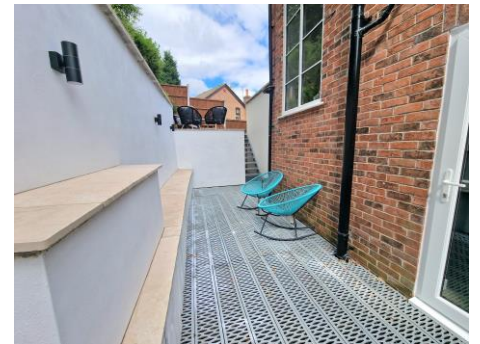


### OUTSIDE



### GROUND FLOOR BEDROOM TWO

13' 8" x 9' 1" (4.16m x 2.77m)



### MASTER BEDROOM

13' 8" x 14' 0" (4.16m x 4.26m)



### VIEWING ARRANGEMENTS

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



Thomas Lardner Estate Agents, which is a trading name of Stockport Residential Ltd, for themselves and for the vendors or lessors of this property whose agents they are give notice that: (1) all measurements are approximate and any plans provided are not to scale; (2) the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute, nor constitute part of, an offer or contract; (3) we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify that they are in working order or fit for purpose; (4) solicitors should confirm moveable items described in these particulars are, in fact, included in the sale since circumstances change during marketing or negotiations.

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