



Stockport Road, Gee Cross, SK14 5EZ

This beautifully presented, characterful 18th century cottage enjoys an attractive setting with colourful gardens and double-glazed summer house adjoining an open field to the rear with far-reaching views to Manchester. The property is set back from the road behind an attractive cottage garden and lay-by parking and the accommodation includes an enclosed entrance porch, lounge, dining kitchen, rear lobby, downstairs shower room and two double bedrooms. Gas fired central heating is complimented by double glazed windows. Tenure: Freehold. Council Tax Band: B. EPC rating: D

Price Guide: Offers Over £230,000



ENTRANCE PORCH

LOUNGE

15' 0" x 13' 5" (4.57m x 4.09m)



FIRST FLOOR LANDING

BEDROOM ONE

15' 0" x 13' 5" (4.57m x 4.09m)



DINING KITCHEN

13' 6" x 10' 4" (4.11m x 3.15m)



BEDROOM TWO

13' 6" x 10' 5" max (4.11m x 3.17m)



VIEWING ARRANGEMENTS

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



SUMMER HOUSE

8' 4" x 8' 1" (2.54m x 2.46m)



REAR PORCH

SHOWER ROOM

8' 0" x 5' 2" (2.44m x 1.57m)



OUTSIDE



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of all items, fixtures, fittings and any other details are approximate and the responsibility is taken by any prospective purchaser. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The layout, fixtures and fittings shown here are not intended and are shown as to their availability or efficiency can be given. Home and Heritage (2014)

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