



## 105 Joel Lane, Gee Cross, SK14 5LF

This unique detached property was lovingly designed and constructed by the current owners, who were successful in their goal of creating an attractive and versatile family home befitting the sought after address it enjoys close to Gee Cross Village and the beautiful open countryside of Werneth Low County Park. The property is approached via a long, shared driveway that leads to just one other prestige home and provides ample parking in addition to the double integral garage. The accommodation is displayed over three floors and includes an entrance vestibule and dining hall, downstairs w.c., office/reception room, a superb 22ft open-plan living/dining/kitchen space and a utility room all on the ground floor. Continued over....

Price Guide: Offers Over £675,000





...., To the first floor are a 19ft living room, master bedroom with walk-in wardrobe and en-suite bathroom, three further double bedrooms a family bathroom and separate shower room. To the second floor there is a landing and a 23ft fifth bedroom/playroom. Outside there are gardens to all four sides of the property including a private sitting area that enjoys a sunny aspect. Tenure: Freehold. Council Tax Band: G. EPC rating: C.

#### **ENTRANCE VESTIBULE**

6' 2" x 4' 7" (1.88m x 1.40m)

#### **GROUND FLOOR WC**

#### **DINING HALL**

19' 2" max x 12' 1" (5.84m x 3.68m)



#### **OPEN-PLAN LIVING/DINING/KITCHEN AREA**

23' 1" x 19' 2" 'L' shaped (7.03m x 5.84m)



#### **UTILITY ROOM**

8' 10" x 7' 2" (2.69m x 2.18m)

#### **OFFICE**

13' 7" x 9' 2" (4.14m x 2.79m)

#### **FIRST FLOOR LANDING**

#### **LIVING ROOM**

19' 3" x 13' 3" (5.86m x 4.04m)



#### **MASTER BEDROOM**

12' 9" x 12' 2" (3.88m x 3.71m)



#### **EN-SUITE BATHROOM**

6' 7" x 6' 3" (2.01m x 1.90m)

#### **WALK-IN WARDROBE**

6' 6" x 6' 3" (1.98m x 1.90m)

#### **BEDROOM TWO**

11' 5" x 10' 8" (3.48m x 3.25m)





### BEDROOM THREE

11' 4" x 9' 0" (3.45m x 2.74m)



### BEDROOM FOUR

12' 7" x 8' 1" (3.83m x 2.46m)

### FAMILY BATHROOM

10' 1" x 5' 10" (3.07m x 1.78m)



### SHOWER ROOM

6' 3" x 5' 5" (1.90m x 1.65m)

### 2ND FLOOR BEDROOM FIVE/PLAYROOM

23' 3" x 11' 7" (7.08m x 3.53m)



### INTEGRAL GARAGE

18' 6" x 16' 0" (5.63m x 4.87m)

### VIEWING ARRANGEMENTS

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

GROUND FLOOR  
1049 sq.ft. (97.4 sq.m.) approx.

1ST FLOOR  
1014 sq.ft. (94.2 sq.m.) approx.

2ND FLOOR  
323 sq.ft. (30.0 sq.m.) approx.



TOTAL FLOOR AREA : 2386 sq.ft. (221.7 sq.m.) approx.

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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T709 Printed by Ravensworth 01670 713330



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