



Knott Lane, Gee Cross. SK14 5HZ

This beautifully presented, extended 4 bedroom semi detached property is located close to Gee Cross Village and excellent primary schools. The accommodation has spacious rooms and is modern throughout, an ideal family home. Featuring: Entrance hall, ground floor WC, living room with feature log burning stove, dining room that opens into a bright conservatory, Modern fitted kitchen with granite surfaces and a further reception room currently used as a home office. To the first floor are four good sized bedrooms and modern family bathroom. Gas central heating is installed along with uPVC double glazing. Outside there is a block paved driveway and good sized rear garden that enjoys a southerly aspect.

EPC rating TBC. Tenure Freehold. Council Tax Band D.

Offers In Excess £400,000



LIVING ROOM

14' 0" x 11' 8" (4.26m x 3.55m)

**BEDROOM ONE**

12' 6" x 10' 0" (3.81m x 3.05m)

**BEDROOM FOUR**

8' 11" into doorway x 8' 4" (2.72m x 2.54m)

**FITTED KITCHEN**

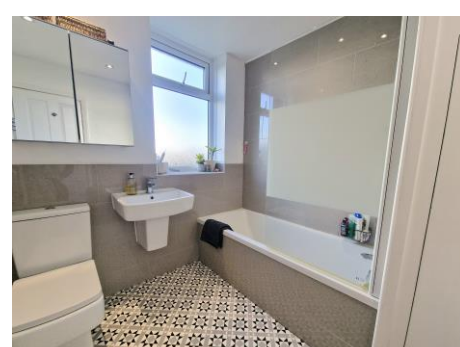
11' 10" x 9' 0" (3.60m x 2.74m)

**BEDROOM TWO**

11' 10" x 10' 4" (3.60m x 3.15m)

**BATHROOM**

8' 0" x 7' 1" (2.44m x 2.16m)

**DINING ROOM / CONSERVATORY**

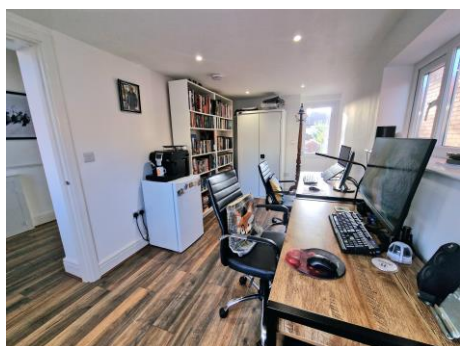
21' 3" x 11' 8" (6.47m x 3.55m)

**BEDROOM THREE**

13' 10" x 8' 0" (4.21m x 2.44m)

**OUTSIDE****SITTING ROOM / HOME OFFICE**

15' 11" x 7' 9" (4.85m x 2.36m)



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