

Joel Lane, Gee Cross, SK14 5LH

Joel Lane is recognised as one of the areas most sought-after addresses, boasting a variety of individual and prestigious homes close to the attractive open countryside of Werneth Low Country Park. This stunning family home has been substantially extended and painstakingly renovated to provide luxurious and comfortable accommodation, well suited to demands and lifestyle of a modern family. Undoubtedly the most striking feature of the property is the 41ft openplan kitchen, dining & living space that runs the width of the rear of the property with access to the private, landscaped rear garden. Other features include a magnificent entrance and reception hall, lounge, dining room, utility room, gym, downstairs w.c. cont'd over.....

Price Guide: Offers Over £850,000



...., and storage garage all the ground floor. The first floor offers a spacious landing, master bedroom with adjoining dressing room and en-suite, three further double bedrooms and a luxury family bathroom. Outside, in addition to a driveway that extends across the front and side of the property there is a beautifully landscaped rear garden with far reaching views, a hot tub and a good sized garden room/shed. Tenure Freehold. Council Tax Band: F. EPC C.

ENTRANCE HALL 15' 4" x 11' 7" (4.67m x 3.53m)



RECEPTION HALL 11' 4" x 10' 6" (3.45m x 3.20m)

GROUND FLOOR WC 6' 8" x 3' 8" (2.03m x 1.12m)

LOUNGE 21' 5" x 13' 8" max (6.52m x 4.16m)



OPEN-PLAN KITCHEN/DINING/LIVING ROOM 41' 6" x 28' 1" max 12.64m x 8.55m)





DINING ROOM 14' 5" x 14' 8" (4.39m x 4.47m)



GYM 19' 3" x 7' 6" (5.86m x 2.28m)

UTILITY ROOM 10' 4" x 7' 8" (3.15m x 2.34m)

FIRST FLOOR LANDING

MASTER BEDROOM 19' 8" max x 14' 4" (5.99m x 4.37m)



DRESSING ROOM 9' 0" x 6' 6" (2.74m x 1.98m)

EN-SUITE SHOWER ROOM 7' 7" x 5' 0" (2.31m x 1.52m)



BEDROOM TWO 13' 10" x 13' 5" (4.21m x 4.09m)



BEDROOM THREE 13' 9" x 12' 9" max (4.19m x 3.88m)

BEDROOM FOUR 13' 8" x 11' 6" with partial limited headroom(4.16m x 3.50m)

LUXURY FAMILY BATHROOM 11' 3" x 7' 7" (3.43m x 2.31m)

STORAGE GARAGE 12' 8" x 9' 5" (3.86m x 2.87m)

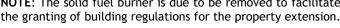
GARDEN ROOM/SHED



VIEWING ARRANGEMENTS

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

NOTE: The solid fuel burner is due to be removed to facilitate the granting of building regulations for the property extension.





GROUND FLOOR 2004 sq.ft. (186.1 sq.m.) approx.

1ST FLOOR 1052 sq.ft. (97.8 sq.m.) approx.



TOTAL FLOOR AREA : 3056 sq.ft. (283.9 sq.m.) approx. Vihist every attern to EUC AREA': 3Ubb S(III, (283.3) S(III), approx. Whilst every attern tables energing to ensure the accuracy of the floophat contained here, measurements of doors, voindows, rooms and any other litens are approximate and no responsibility is taken for any error, omission or missistion or missistiment. This plan is for illustrative purposes only and should be used as as ub thy any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or following. Made with Metropix 62024





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Thomas Lardner Estate Agents 4 The Precinct, Romiley, Stockport, Cheshire SK6 4EA 0161 494 5136 enquiries@thomaslardner.com www.thomaslardner.com