



Stockport Road, Gee Cross. SK14 5RU

IN NEED OF FULL MODERNISATION! This property represents a great opportunity for anyone wishing to 'add their own stamp' to what is a charming cottage. The property sits central to Gee Cross Village, a highly popular location and ideal for anyone wishing to create a good sized family home. The property is in need of full refurbishment but is spacious throughout with accommodation spanning over **FOUR** levels. The property features dining room, fitted kitchen and spacious living room all with feature wooden beams, to the first floor are two double bedrooms and family bathroom. To the second floor is a further double bedroom. There is a large cellar ideal for conversion and a loft room that sits above the kitchen extension, which also represents a good opportunity for development.

Tenure Freehold. Council Tax Band E. EPC Rated TBC.

Offers in Excess of £200,000



LIVING ROOM

18' 8" x 15' 5" (5.69m x 4.70m)



BATHROOM

7' 4" x 5' 8" (2.23m x 1.73m)



OUTSIDE



FITTED KITCHEN

12' 6" x 12' 1" (3.81m x 3.68m)



CELLAR

23' 5" x 14' 0" (7.13m x 4.26m)

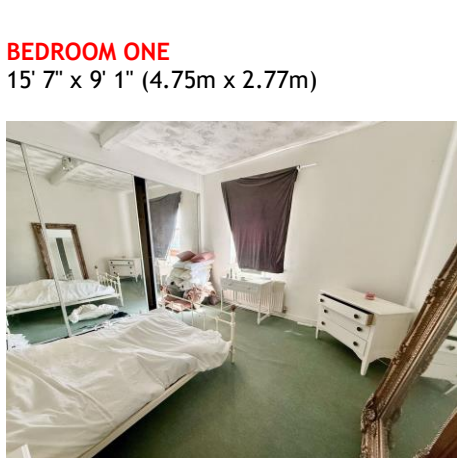
LOFT ROOM

18' 6" x 13' 0" (5.63m x 3.96m)



DINING ROOM

13' 2" x 12' 3" (4.01m x 3.73m)



BEDROOM ONE

15' 7" x 9' 1" (4.75m x 2.77m)



BEDROOM TWO

15' 3" x 12' 9" (4.64m x 3.88m)

BEDROOM THREE

15' 3" x 12' 2" (4.64m x 3.71m)



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.

T709 Printed by Ravensworth 01670 713330