



Wych Fold, Gee Cross. SK14 5ED

If it's a well presented 'ready to move into' family home you are looking for then look no further. This modern property has a large garden to the rear. With plenty of accommodation the property features: Entrance hall, ground floor bathroom, large living room, open plan dining room with a modern fitted kitchen, 3 bedrooms and a separate WC. Gas central heating is installed along with uPVC double glazing and to the front of the property is a driveway providing off road parking. Located close to Gee Cross Village and with Werneth Low Country Park on the doorstep this is sure to be a popular choice.

NOTE: the space for the upstairs WC was taken from bedroom three and could easily be reversed if a larger bedroom is preferred. Tenure: Freehold. Council Tax Band: C. EPC rating: C.

Offers In Excess of £280,000



LIVING ROOM

21' 10" x 10' 2" max (6.65m x 3.10m)



BEDROOM TWO

11' 6" x 8' 0" (3.50m x 2.44m)



BATHROOM

6' 1" x 5' 3" (1.85m x 1.60m)



DINING KITCHEN

16' 2" x 15' 2" max (4.92m x 4.62m) L shaped



BEDROOM THREE

8' 6" x 5' 0" (2.59m x 1.52m)



OUTSIDE



BEDROOM ONE

12' 10" x 10' 0" (3.91m x 3.05m)



VIEWING ARRANGEMENTS

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



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.

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