



Stockport Road, Gee Cross, SK14 5RU

This beautifully presented, village centre terraced cottage has been extensively refurbished by the current owners to include a new roof, windows, boiler, kitchen and bathroom. The comfortable accommodation includes a 14 ft lounge with log burner, a stunning dining kitchen with central island, two good sized bedrooms and a 13ft luxury family bathroom. Outside there is a private rear garden that houses a large, 19ft timber garden shed providing plenty of storage space. Tenure: Freehold. Council Tax Band: B. EPC rating: to follow.

Price Guide: £230,000



LOUNGE

14' 0" x 12' 9" (4.26m x 3.88m)



BEDROOM ONE

12' 10" x 12' 0" (3.91m x 3.65m)



OUTSIDE

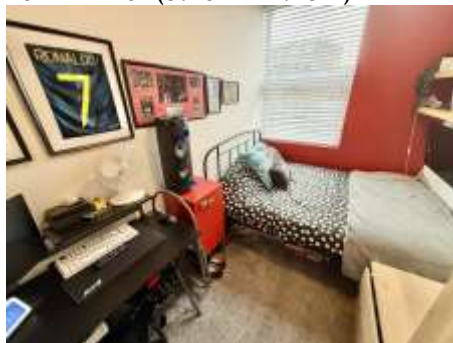
GARDEN SHED

19' 8" x 6' 2" (5.99m x 1.88m)



BEDROOM TWO

10' 2" x 7' 0" (3.10m x 2.13m)



DINING KITCHEN

13' 3" x 12' 9" (4.04m x 3.88m)



BATHROOM

13' 5" x 5' 8" (4.09m x 1.73m)



VIEWING ARRANGEMENTS

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



FIRST FLOOR LANDING

Thomas Lardner Estate Agents, which is a trading name of Romiley 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