



7, Spring Avenue, Gee Cross, SK14 5LT

This is a beautifully presented 4 bedroom detached home located on a highly regarded road close to Holy Trinity Primary School, Werneth Low Country Park & convenient for Gee Cross Village. Enjoyed by the present owners for over 20 years this lovely family home is sure to prove popular. Featuring: Canopy porch, reception hall with stained glass, ground floor WC, 2 reception rooms, dining kitchen, utility room, 4 bedrooms and family bathroom. There are 2 separate driveways, one of which leads to the attached double garage which the present owners utilise as an additional entertaining space and gas central heating is installed. The generous sized well tended landscaped rear garden is enclosed and enjoys a welcome degree of privacy. There is a covered patio seating area in addition to a greenhouse and garden room. Energy Rating: TBA. Council Tax Band: E. Tenure: Leasehold with 905 years & £4.40 per annum Ground Rent.

Price Guide: £575,000



VIEWING ARRANGEMENTS

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

RECEPTION HALL

12' 0" x 9' 0" (3.65m x 2.74m)

GROUND FLOOR WC

7' 4" x 2' 10" (2.23m x 0.86m)

LOUNGE

17' 5" into bay x 12' 0" (4.09m x 3.65m)



SITTING ROOM

12' 0" x 11' 5" into bay (3.65m x 3.48m)

DINING KITCHEN

17' 4" x 10' 0" (5.28m x 3.05m)



UTILITY ROOM

7' 4" x 5' 9" (2.23m x 1.75m)



LANDING/STUDY AREA

BEDROOM ONE

13' 4" x 12' 1" (4.06m x 3.68m)



BEDROOM TWO

12' 0" widest point x 10' 0" (3.65m x 3.05m)



BEDROOM THREE

10' 0" x 7' 1" (3.05m x 2.16m)



BEDROOM FOUR
8' 2" widest point x 7' 2" (2.49m x 2.18m)

FAMILY BATHROOM
9' 0" x 7' 4" (2.74m x 2.23m)



ATTACHED GARAGE
19' 2" x 16' 7" (5.84m x 5.05m)



OUTSIDE





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