



Marlborough Road, Gee Cross.

Freehold

Open plan living and dining area • Modern kitchen with integrated appliances • Spacious, East facing garden • Patio area ideal for entertaining • French doors with seamless garden access • Off-road parking • Large bay windows providing abundant natural light • Electric vehicle charging point


JARDINE
ESTATES



Set in the heart of Gee Cross village this beautifully presented three-bedroom semi-detached house, thoughtfully designed to offer comfort, style, and versatility for modern family living.

From the moment you arrive, the property's classic red brick exterior, charming bay windows, and a modern front door with decorative glass panels create a striking first impression. The neatly maintained front garden, bordered by privacy hedges, and a spacious off-road parking area - including an electric vehicle charging point - ensure both convenience and kerb appeal. Step inside to discover two inviting reception rooms that seamlessly flow into a bright open-plan living and dining area.

The lounge sits at the front of the property and is currently used as a play room. The large bay window floods the space with natural light, while elegant wood flooring and tasteful neutral décor provide a welcoming backdrop for daily life and entertaining alike.

The heart of the home is the contemporary kitchen, finished with sleek white cabinetry, integrated appliances, and modern fixtures. Practical touches such as a built-in oven, a gas hob, and a washing machine blend seamlessly with stylish elements like a subway tile backsplash and elegant countertops.

Ample natural light pours in through large windows enhancing the space's airy ambience and offering views over the lush rear garden.

The dining area, set by French doors with views of surrounding greenery, is perfect for family meals or social gatherings. Throw the doors open onto the beautifully landscaped garden, where a generous lawn, mature trees, and a paved patio area create an idyllic setting for outdoor relaxation and entertaining. The garden shed at the far end adds practical storage, while privacy hedges ensure a tranquil and secluded feel - a true haven for families and garden enthusiasts.

Upstairs, three spacious bedrooms each offer their own unique retreat. The principal bedroom features a large bay window, plush carpeting, and a mirrored wardrobe, providing ample storage and a bright, serene atmosphere. Additional bedrooms are equally inviting, with soft colour palettes, large windows for abundant natural light, and thoughtful decorative accents that create a cosy, restful environment.

The sleek and modern family bathroom is fitted with a shower over the bath, and a heated towel rail, all set against bright, stylish finishes that evoke a spa-like experience. Frosted windows ensure privacy without sacrificing the flow of natural light, and elegant fixtures add a touch of sophistication.

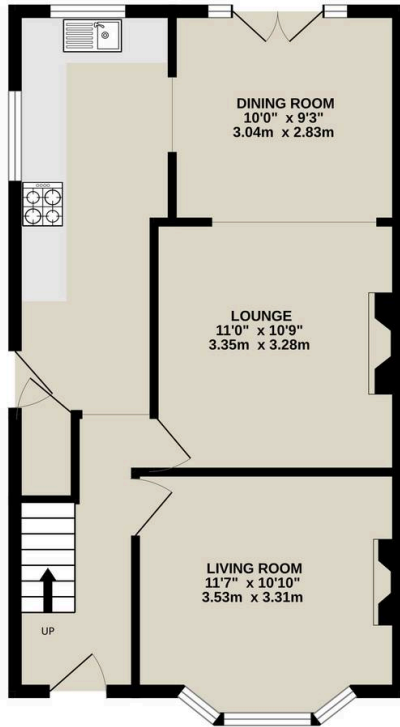
Council Tax band: C

Tenure: Freehold

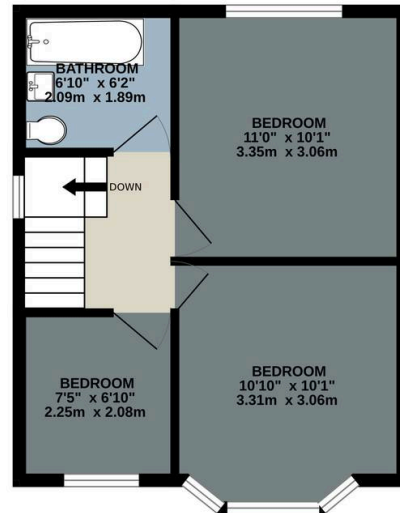
EPC Energy Efficiency Rating: D



GROUND FLOOR
505 sq.ft. (46.9 sq.m.) approx.



1ST FLOOR
356 sq.ft. (33.1 sq.m.) approx.



TOTAL FLOOR AREA: 861 sq.ft. (80.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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