



Frogmore Avenue, Gee Cross, SK14 5JE

Situated in a sought-after cul-de-sac with attractive views to the front to Werneth Low and Gee Cross Village, this extended, bay-fronted semi-detached is sure to prove popular. The accommodation includes an entrance hall, lounge open plan breakfast kitchen with integrated appliances and adjoining dining room, conservatory, spacious first floor landing, three bedrooms (two with fitted wardrobes) a luxury family bathroom with large shower cubicle in addition to the bath and a useful loft-room accessed via a fixed staircase. Outside there is a wide driveway with colourful adjoining garden to the front while the rear garden enjoys a sunny aspect and includes a raised sun terrace. Tenure: Freehold. Council Tax Band: C. EPC rating: to follow.

Price Guide: Offers Over £350,000



ENTRANCE HALL

13' 4" x 5' 6" (4.06m x 1.68m)

LOUNGE

11' 6" x 11' 6" (3.50m x 3.50m)



CONSERVATORY

13' 5" x 7' 3" (4.09m x 2.21m)



SPACIOUS FIRST FLOOR LANDING

13' 9" x 7' 0" (4.19m x 2.13m)

DINING ROOM

11' 7" x 10' 8" (3.53m x 3.25m)



BEDROOM ONE

10' 4" x 10' 0" (3.15m x 3.05m)



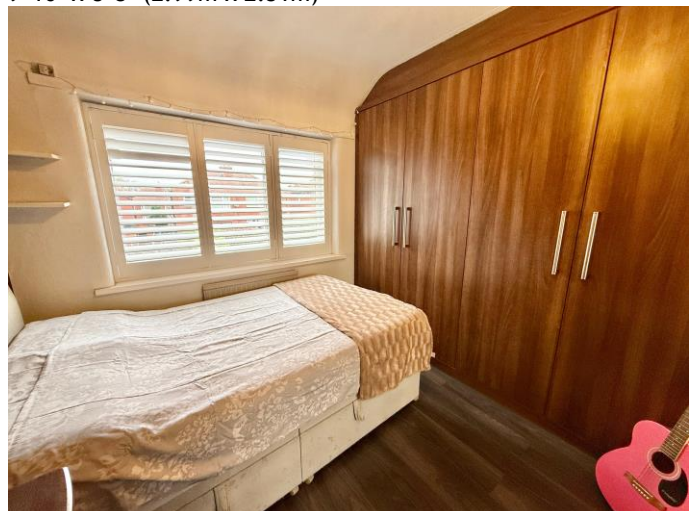
BREAKFAST KITCHEN

17' 9" x 7' 3" max (5.41m x 2.21m)



BEDROOM TWO

9' 10" x 8' 3" (2.99m x 2.51m)



BEDROOM THREE

7' 7" x 7' 0" (2.31m x 2.13m)

FAMILY BATHROOM
 8' 9" x 7' 2" (2.66m x 2.18m)



LOFT ROOM
 11' 8" x 10' 7" (3.55m x 3.22m)



OUTSIDE

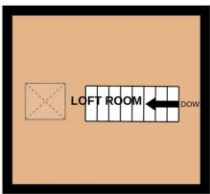


VIEWING ARRANGEMENTS
 Appointment is strictly by appointment with Thomas Lardner
 Romiley Office - telephone number 0161 494 5136.

GROUND FLOOR
 531 sq.ft. (49.3 sq.m.) approx.

1ST FLOOR
 444 sq.ft. (41.3 sq.m.) approx.

2ND FLOOR
 123 sq.ft. (11.4 sq.m.) approx.



TOTAL FLOOR AREA : 1097 sq.ft. (102.0 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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