



## Joel Lane, Gee Cross

Leasehold

Period terraced house with bay windows and charming facade • Open plan living and dining area • Exposed brick fireplace • Wood burning stove • Modern kitchen with integrated appliances • Wooden flooring • Private patio and outdoor seating area



**JARDINE  
ESTATES**



Step into this beautifully presented two-bedroom cottage, where period charm meets modern comfort at every turn. From the moment you arrive, the home's inviting pastel-coloured front door with its decorative glass panel sets the tone for what lies within - a blend of tradition and contemporary style. As you enter, you're welcomed by a vestibule for removing shoes and coats and through to the living area.

The spacious open plan reception area is a true highlight, boasting exposed brick fireplaces, rustic ceiling beams, and elegant hardwood flooring. A cosy wood-burning stove anchors the living space, creating the perfect spot to unwind with a good book or gather with friends on cooler evenings. Natural light pours through large bay windows, enhancing the sense of warmth and space, while the adjoining dining area with its rustic wooden table and decorative centrepiece provides a charming setting for family meals or intimate dinner parties.

The modern kitchen is a culinary enthusiast's dream, thoughtfully designed with sleek white cabinetry, wooden countertops, and integrated appliances that streamline daily life. Under-cabinet lighting and generous natural light from a window make the kitchen both practical and welcoming, while features such as a stainless steel sink with a modern chrome tap and a gas hob ensure that every meal is prepared with ease.

Upstairs, the two bedrooms continue the theme of comfort and style. The principal bedroom features built-in wardrobes, a charming feature fireplace, and a large window that bathes the space in sunlight. Subtle modern decor create a restful retreat. The second bedroom, equally bright, offers ample storage and a cosy, inviting atmosphere - ideal for guests, children, or a home office setup with built-in storage and calming green tones.

The bathroom is a true sanctuary, with a modern basin resting on a handsome wooden countertop, sleek chrome fixtures, and abundant natural light. The shower and bath-tub combination provide both versatility and indulgence, complemented by sophisticated tile work for a spa-like feel. Throughout the home, thoughtful touches such as decorative mirrors, built-in storage with louvred doors, and tasteful modern accents add both functionality and character.

Step outside, and you'll discover a delightful outdoor space designed for relaxation and entertaining. The private courtyard is an oasis of calm, featuring rattan furniture with colourful cushions, a glass-topped table, and lush ivy climbing rustic stone walls.

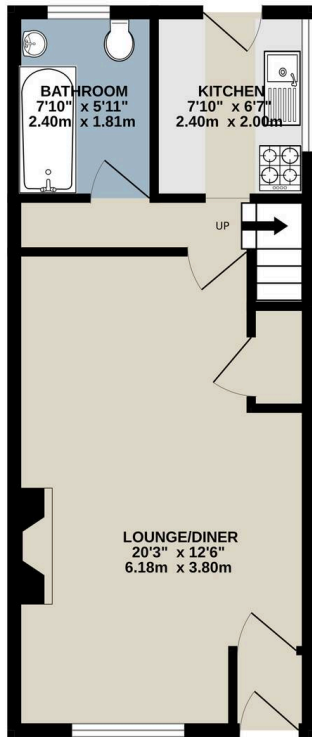
Council Tax band: B

Tenure: Leasehold

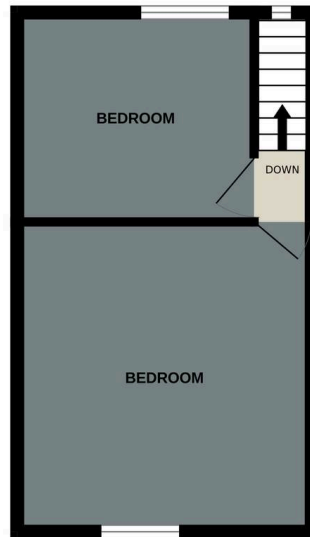
EPC Energy Efficiency Rating: TBC



GROUND FLOOR  
373 sq.ft. (34.7 sq.m.) approx.



1ST FLOOR  
274 sq.ft. (25.5 sq.m.) approx.



TOTAL FLOOR AREA: 647 sq.ft. (60.2 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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