



Highcroft, Gee Cross





# Highcroft

Gee Cross, Hyde

Welcome to this beautifully presented three-bedroom, two-bathroom link detached house set in a popular area in Gee Cross village. Thoughtfully designed to combine comfort, style, and the perfect canvas for family living and entertaining friends.

From the moment you arrive, the home's well-maintained brick façade, landscaped front garden, and welcoming entrance set a warm and inviting tone. A spacious driveway and attached garage provide ample off-road parking, ensuring every-day convenience and plenty of space for visitors.

Step inside to discover a bright and airy open-plan living and dining area, where modern wood flooring, abundant natural light, and elegant recessed lighting create an atmosphere ideal for both lively gatherings and quiet evenings at home. The modern kitchen features integrated appliances, stylish wooden cabinetry and a breakfast bar for casual meals. Under-cabinet lighting and a stainless steel sink complete this contemporary culinary space, making meal prep both practical and enjoyable. Next door is a handy utility room for your washer and dryer, with a separate sink for muddy football boots and extra storage. A handy downstairs wc is perfect for visiting guests and young children.





## Highcroft

### Gee Cross

The lifestyle this home offers truly blossoms in its exceptional outdoor spaces.

Step through into the stunning conservatory and relax with your morning coffee.

Surrounded by glass you can enjoy the landscaped garden and views with the comfort of underfloor heating ensuring all year round use.







# Highcroft

## Gee Cross

The home's three generously sized bedrooms each offer their own unique retreat, blending comfort with tasteful modern decor.

Large windows fill the rooms with natural light, while plush carpeting or warm wood flooring adds a touch of luxury underfoot.

Thoughtful details abound, from built-in and mirrored wardrobes that provide ample storage, to accent walls and floral feature wallpapers that bring personality and elegance to each space.

The principal bedroom features space for a super king sized bed and soft, ambient bedside lighting for a restful setting.

The views are breath-taking, stretching across to Manchester and beyond.

The family bathroom includes a bath with overhead shower and wood-effect flooring for a spa-like feel, while privacy and plenty of light are ensured by large frosted windows.





## Highcroft

### Gee Cross

Outside discover a beautifully landscaped, private garden - your own green oasis.

Multiple seating areas, from charming rattan and wicker arrangements to inviting wooden loungers and decked terraces, provide the perfect setting for everything from breakfast in the sun to evening drinks under the stars.

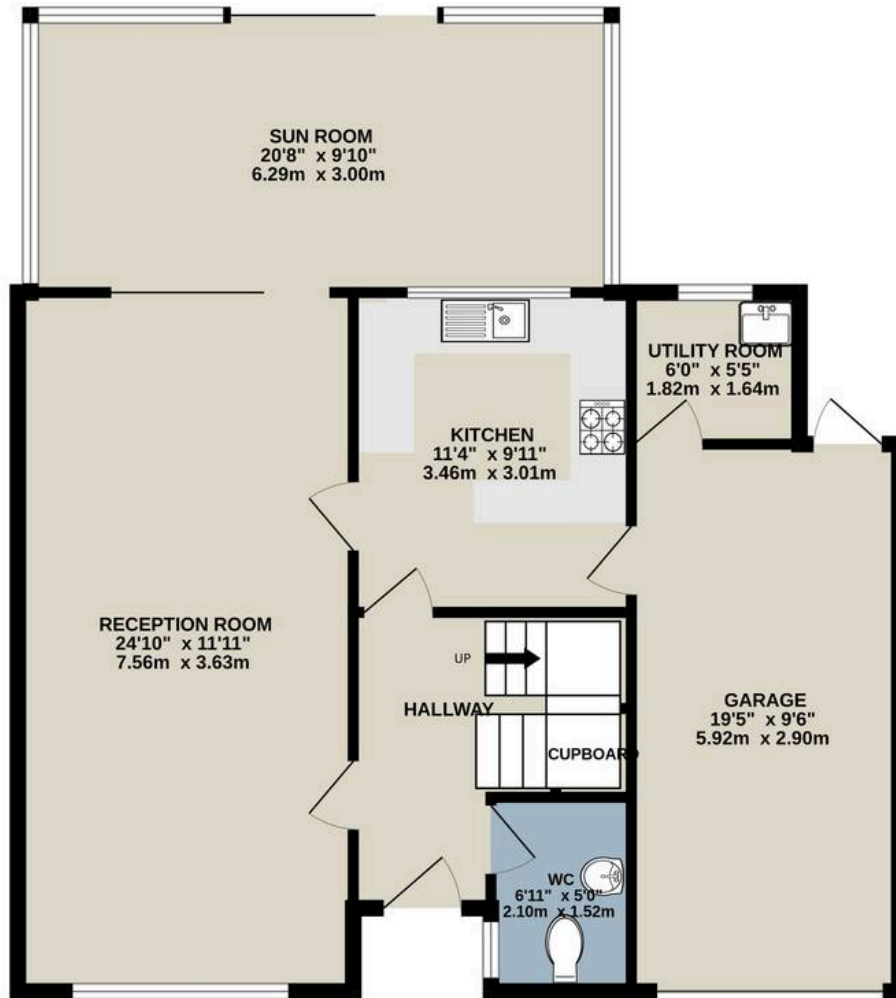
The spacious patios surrounded by lush planting, privacy fencing, and decorative lighting, create a haven for relaxing with a book.

The garden's stone pathways, raised decking, and tiered design give the outdoor space a sense of flow and tranquillity, while an outdoor shed accommodates all your gardening tools and essentials.

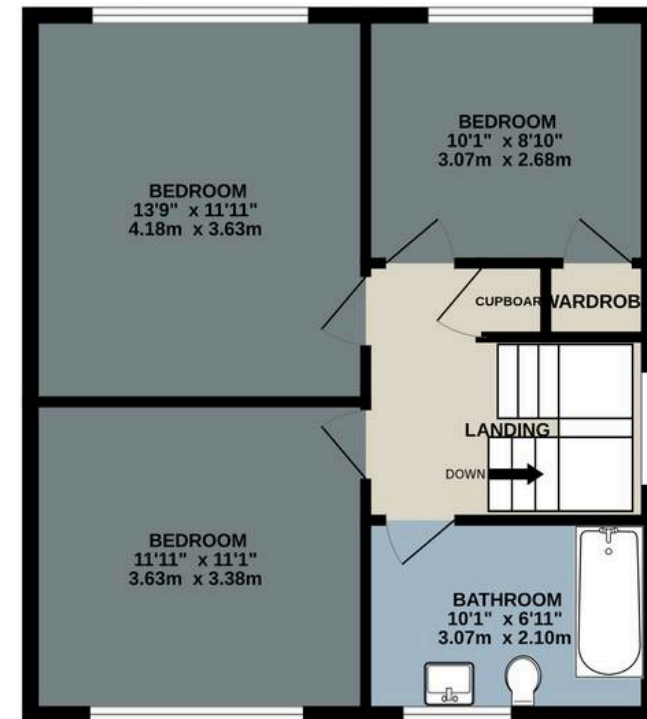




GROUND FLOOR  
946 sq.ft. (87.9 sq.m.) approx.



1ST FLOOR  
545 sq.ft. (50.7 sq.m.) approx.



TOTAL FLOOR AREA : 1491 sq.ft. (138.5 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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# Highcroft

## Gee Cross

The popular Highcroft sits on the edge of Werneth Low, you can be blowing away the cobwebs within minutes from home, there are endless routes to take with the dog, or take the children to see the horses and then enjoy refreshment at one of the pubs along your route. If the bright lights of Manchester are more your thing, head to one of the many train stations and you can begin your shopping in under 30 minutes. If you prefer the car the M60/M67 are a few minutes driveway, as are many supermarkets for the weekly shop. For those last-minute items, you can stroll into Gee Cross where you will find a small Tesco, bakers, takeaways and small play park for little ones. We would love to welcome you to Highcroft, please download the brochure for more fabulous pictures and call us to arrange a viewing. Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Linked detached property
- Off-road parking for four cars
- Attached garage
- Extensive south facing garden with patio and outdoor seating areas
- Open plan living and dining area
- Conservatory with sliding glass doors, underfloor heating and glass roof
- Abundant natural light throughout
- Three double bedrooms





## Jardine Estates

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