



Aspland Road, Gee Cross

Freehold

Detached house • Spacious sunny garden • Patio area for outdoor entertaining • Off-road and driveway parking • Attached garage • Prestigious location • Large family kitchen with dining space • Large sliding doors with garden access • Contemporary walk-in shower • Overlooking Werneth Low Country Park


JARDINE
ESTATES



Welcome to Aspland Road, a detached house, offering the ideal blend of classic charm and comfort. With three spacious bedrooms, two bathrooms and a generous reception room, this home provides plenty of space for family living and entertaining.

The property sits proudly in a peaceful, leafy setting, surrounded by mature trees and landscaped gardens overlooking Werneth Low Country Park. A welcoming front garden and large driveway lead to an attached garage, ensuring ample off-road parking and kerb appeal. Step inside to discover a light-filled hallway with plenty of space for your friends to remove their coats and shoes before coming through to explore the rest of the property.

The main reception room is a true highlight, featuring large windows and sliding doors that flood the space with natural light and offer seamless garden access. A classic fireplace anchors the room, creating a cosy atmosphere whether you're relaxing with family or hosting guests. The spacious kitchen is perfect for family living, boasting a charming dining area with uninterrupted views over the garden. The downstairs wc is handily located just off the hallway, as you ascend the staircase you will notice the stunning views over the country park opposite.

Each bedroom is bright and welcoming, benefiting from large windows and space for storage making them ideal retreats at the end of the day. Bedroom three has an open staircase leading to a large loft space which has lots of natural light through the velux window.

One of the standout features of this property is its impressive outdoor space. The expansive, landscaped garden is dotted with mature trees and offers a well-maintained lawn - perfect for children to play or for hosting summer barbeques.



A spacious patio area and covered pergola provide the ultimate spots for alfresco dining or unwinding with friends, while scenic countryside views offer a tranquil backdrop. For those who enjoy gardening or simply relaxing in nature, this outdoor oasis is sure to delight. Practical touches abound throughout the home, from under-stair storage in the hallway to a dedicated garage for additional parking or the opportunity to extend with the right planning consent. With its blend of traditional charm and modern updates, this is a property that invites you to move in, relax and make it your own over time.

Aspland Road is a quiet cul de sac just off Higham Lane opposite the entrance to Werneth Low Country Park. Baron View takes pride of place on the right-hand side. Set back from the road, the grandeur of this property cannot really be seen until you venture inside.

Stretch your legs easily with the path to the left of the property which starts to take you onto Werneth Low, dog owners will be in their element with endless walks from your front door. Wander through a wooded area into Gee Cross where you can enjoy a Sunday roast or pint of real ale, there are a handful of shops including a chemist, bakers, fabulous chip shop and a Tesco Express for all those last-minute items. You are in catchment for Dowson Primary and Holy Trinity plus Alder CHS, if you are looking for private school options there is a bus in the village for Stockport Grammar and Cheadle Hulme High. You are a few minutes' drive from the nearest train station for travelling into Manchester or the Peak District, and the M60/67 is only 5 minutes away.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating:



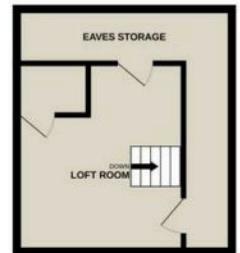
GROUND FLOOR
794 sq.ft. (73.0 sq.m.) approx.



1ST FLOOR
523 sq.ft. (48.6 sq.m.) approx.



2ND FLOOR
266 sq.ft. (24.6 sq.m.) approx.



TOTAL FLOOR AREA : 1584 sq.ft. (147.1 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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