

Slateacre Road, Gee Cross

Freehold

Extended family home in a great spot • Stroll in to Gee Cross for great facilities • Large rear garden with open aspect views • Off road parking plus garage • Werneth Low a short stroll away • In catchment for good primary and secondary schools • Modern interior





A fantastic family home which has recently been renovated sits in an elevated position in Gee Cross.

The views from both the garden and bedrooms are simply stunning.

There is a drive for off road parking and a garage for storage.

The rear garden extends down to the brook, you can catch the sun most of the day and you are not overlooked, ideal for children or for those with green fingers.

Why View

To the ground floor there are two reception rooms, plus a conservatory, fabulous size kitchen and downstairs WC and shower room.

The living room has a large front window and leads straight into the dining room and conservatory making it light and airy. The stylish décor is modern and welcomes you home at the end of a long day.

The extended kitchen has bags of storage and worktop space with fantastic views across the garden and over towards Manchester in the distance.

You can access the rear garden from here which is currently fully paved and provides you with a great blank canvas to do your own thing.

You are not overlooked giving you a great place for lighting up the BBQ and entertaining family and friends.

Upstairs there are two double bedrooms and a further single bedroom.

The view from the rear double bedroom is fantastic, with space for a double bed, storage and a desk if you are working from home.

The Principal bedroom sits at the front of the property with bespoke fitted plantation shutters this space feels like a boutique hotel.

The family shower room has a new suite with a thermostatic shower, perfect for busy mornings

Where it is

You could not get a better location for village life.

A short stroll to the all the great amenities of Gee Cross, lovely pubs for those days when a homemade Sunday lunch (by someone else) is needed, shops, community centre and fabulous walks.

There is a Tesco Express for your pint of milk and larger supermarkets just a five-minute drive away.

Close to Werneth Low Country Park you can be enjoying the open countryside within a few minutes' walk.

You are in catchment for some great schools both primary and secondary.

The M67 and the bright lights of Manchester City centre for business or pleasure are only a short drive or train journey away.

Council Tax band: C

Tenure: Freehold

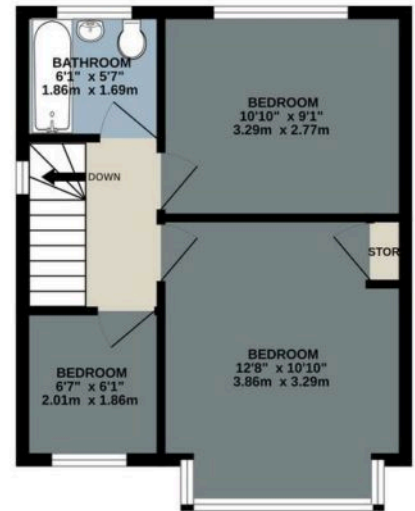
EPC Energy Efficiency Rating: E



GROUND FLOOR
632 sq.ft. (58.7 sq.m.) approx.



1ST FLOOR
351 sq.ft. (32.6 sq.m.) approx.



TOTAL FLOOR AREA : 983 sq.ft. (91.3 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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0161 871 7071 | team@jardineestates.co.uk

jardineestates.co.uk