



Apethorn Lane, Gee Cross.

Freehold

Peaceful Gee Cross location with walks from your front door • Fantastic local Schools • Spacious landscaped South facing garden • Modern kitchen with French doors leading to the rear garden • Modern bathroom with walk-in shower and bath • Bay window for natural light • Bedroom with Juliette Balcony with gardens views


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Welcome to this delightful 2 bedroom end of terrace house, offering a harmonious blend of contemporary comfort and timeless charm. Step through the front door and head straight into a warm and inviting atmosphere, where every detail has been thoughtfully designed for modern family living.

This two-bedroom home boasts a bright and spacious reception room, a sleek modern kitchen/diner, and a modern family bathroom, all framed by beautifully landscaped gardens. With on street parking and a covered decorative porch providing both convenience and kerb appeal, this is a property that truly feels like home from the moment you arrive.

Inside, the main reception room is bathed in natural light thanks to a large bay window. A modern fireplace creates a cosy focal point, perfect for relaxing evenings or entertaining guests. The light laminate flooring adds a contemporary touch, with ample space for a comfortable seating area with decorative cushions and throws to unwind. Tasteful décor and a wall-mounted TV ensure this space is both stylish and functional.

The heart of the home is the kitchen/diner featuring ample cabinetry, space for appliances, and a stylish dark worktop. A neutral tiled backsplash and decorative elements add a touch of sophistication, while large windows and glass French doors flood the area with natural light. The kitchen effortlessly transitions into a small dining zone, making it ideal for family meals or casual gatherings.

Direct garden access through French doors means you can step outside to enjoy al fresco dining or simply let in the fresh air, enhancing the sense of indoor-outdoor living.

Upstairs, two inviting bedrooms offer restful retreats. The main bedroom is spacious and bright, with a large window, built-in wardrobe, and modern neutral décor creating a calming sanctuary. The second bedroom is perfectly suited for a child or visiting guests with French doors opening onto a Juliette balcony with scenic garden views.

The bathroom is a true highlight, boasting sleek modern fixtures, a walk-in shower, and a separate bath-tub for ultimate relaxation. A heated towel rail adds a modern touch, while the large frosted window ensures plenty of privacy and soft, airy light. Contemporary tiles and stylish accessories complete the space, making every-day routines feel indulgent.

One of the standout features of this property is its expansive, beautifully landscaped south facing garden. Step outside to discover a well-maintained lawn, mature shrubs and patio area to enjoy your morning coffee or alfresco dining.

Council Tax band: B

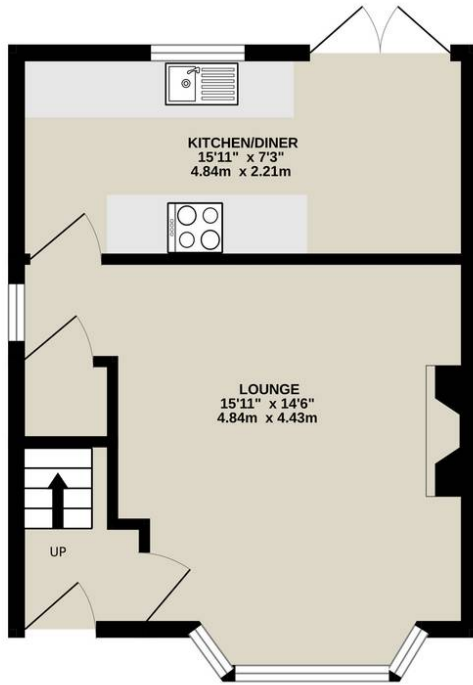
Tenure: Freehold

EPC Energy Efficiency Rating: C

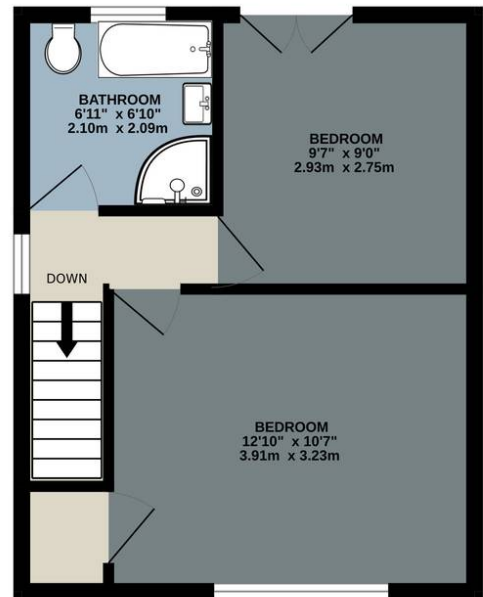
EPC Environmental Impact Rating:



GROUND FLOOR
326 sq.ft. (30.3 sq.m.) approx.



1ST FLOOR
321 sq.ft. (29.9 sq.m.) approx.



TOTAL FLOOR AREA : 648 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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