



## Apethorn Lane, Gee Cross

Freehold

Quiet semi rural setting • Large private garden • French doors to garden • Off-road driveway parking • Modern kitchen • Feature fireplace • Abundant natural light throughout • Spacious and bright bedrooms



**JARDINE**  
**ESTATES**



Welcome to this delightful three-bedroom, semi-detached house, a home that effortlessly blends modern comfort with timeless charm. Set behind a classic red brick facade, the property immediately impresses with its attractive bay windows and a neatly maintained front garden framed by mature hedges and decorative pots. A spacious gravel driveway provides ample off-road parking, making every-day living both convenient and stylish.

Step inside and you are greeted by a warm, inviting hallway filled with natural light from a large window, setting the tone for the bright and airy atmosphere that flows throughout the house.

The heart of the home is the contemporary kitchen, thoughtfully designed with sleek white cabinetry, integrated oven, and a chic tiled backsplash. Under-cabinet lighting and elegant laminate flooring create a welcoming space for cooking, entertaining, or enjoying a morning coffee. Large windows and a rear door flood the area with sunshine and offer seamless access to the expansive back garden - perfect for keeping an eye on children or guests while preparing meals.

The two reception rooms offer versatile spaces to suit your lifestyle: one boasts a stylish fireplace with a wooden mantel, plush carpeting, and a feature dark accent wall, making it an ideal spot for cosy evenings; the other features elegant wood flooring, built-in shelving, and French doors opening directly onto the lush garden, blending indoor comfort with outdoor charm.

Upstairs, three generously sized bedrooms await, each designed for restful nights and peaceful mornings. Large windows in every room invite an abundance of natural light, highlighting the calming neutral colour palettes and creating a soft, tranquil environment. Each bedroom offers plenty of space for personalisation, whether you need a peaceful sanctuary or a creative workspace.

The family bathroom is beautifully finished with modern tiled walls, a spacious bath-tub with shower, contemporary fixtures, and a large frosted window, ensuring both privacy and a bright, fresh feel.

Step outside and discover a garden designed for relaxation and sociable summer days. The spacious, well-kept lawn is framed by privacy hedges and mature trees, creating a secluded haven for the whole family. Further land beyond the hedges is ready to be landscaped should you desire more green space. A charming picnic table provides the perfect spot for al fresco dining, morning coffee, or evening gatherings with friends. There's even a practical storage shed for all your gardening tools or outdoor gear, and the French doors from the dining room offer a seamless flow between indoor and outdoor spaces - ideal for entertaining.

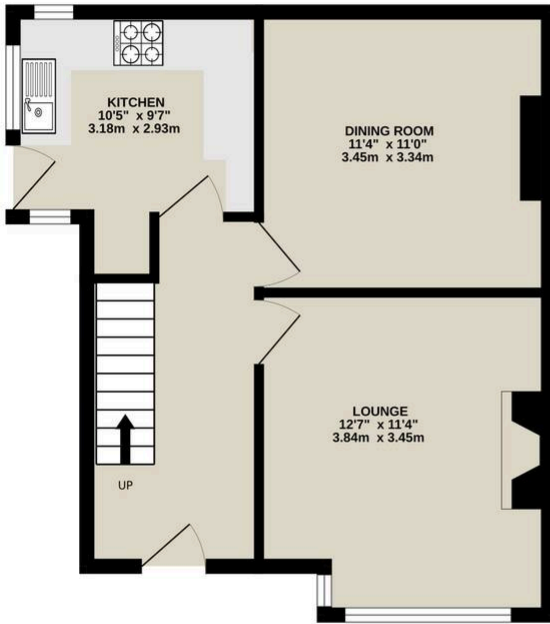
Council Tax band: C

Tenure: Freehold

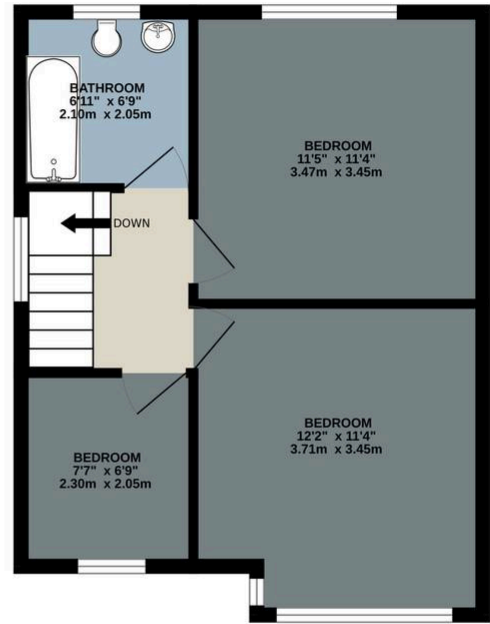
EPC Energy Efficiency Rating: D



GROUND FLOOR  
420 sq.ft. (39.0 sq.m.) approx.



1ST FLOOR  
408 sq.ft. (37.9 sq.m.) approx.



TOTAL FLOOR AREA : 828 sq.ft. (76.9 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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