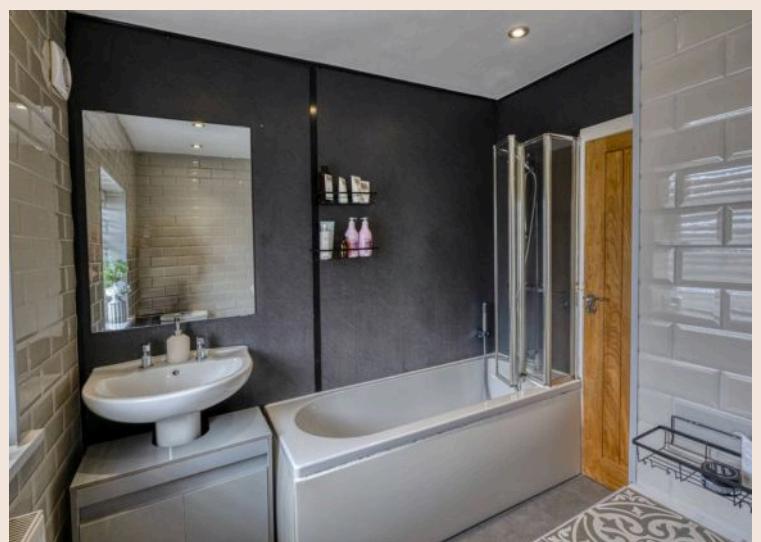
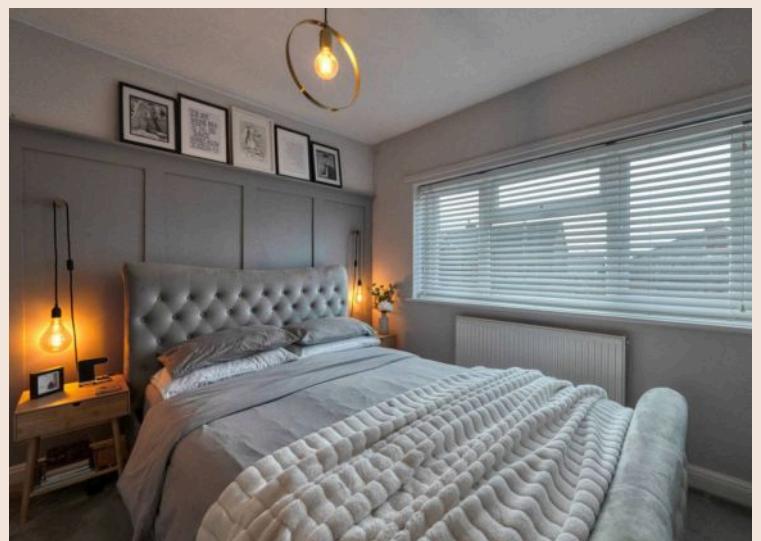




## Slateacre Road, Gee Cross Freehold

Sought after area • Elevated position giving wonderful views over Manchester • Elegant decor throughout • Off-road parking for two cars • Modern bathroom suite • Contemporary kitchen and dining space • Garden access via French doors • Built-in walk-in closet with ample storage • Spacious private garden for entertaining



Welcome to this beautifully presented three-bedroom, semi-detached house that exudes modern style and comfort throughout. As you approach, you're greeted by a charming brick façade, a well-maintained front garden, and the added convenience of off road parking for two cars and further space on the road if you have visiting friends and family.

The entrance hall is light and airy with a feature stain glass window, wooden flooring and space for hallway storage,

To the left, discover the bright and airy lounge, where a large bay window floods the space with natural light giving you fabulous views over Manchester and sets the tone for the home's inviting atmosphere. The modern gas fire can be used to gather round and watch your favourite film. There is ample space for all the family to gather and enjoy a Sunday night board game.

As you pass into the kitchen there is storage to the right which houses the washer and dryer, giving you somewhere to hideaway those all-important household bits and pieces. The kitchen is extended to give you a dining space big enough for all the family to enjoy Sunday lunch or for friends to share a cocktail or two whilst you prepare supper.

The elegant French doors lead directly out to the garden, enhancing that sought-after indoor-outdoor living experience. Whether you're hosting friends for an alfresco meal or enjoying a quiet morning coffee, this garden is the perfect backdrop.

Upstairs the Principal bedroom has the same wonderful views across Manchester and has all the space you need for storing your shoe collection and summer or winter wardrobes.

A second double overlooks the pretty rear garden; this is currently a child's room but would easily change to a spacious guest bedroom.

The third single would also make a fantastic study, or child's bedroom. Perhaps you would prefer a glamourous walk in wardrobe which is the current owner's choice?

The family bathroom has been finished to a high standard, with a white suite and thermostatic shower over the bath making busy mornings a breeze and completes the second floor.

#### Technical details

Council tax band: C

Boiler location: Kitchen

Boiler type: Combination

Loft: Boarded with ladder

Double glazed

Extended kitchen

Walking distance into Gee cross village

Easily accessible transport links - road, rail and bus

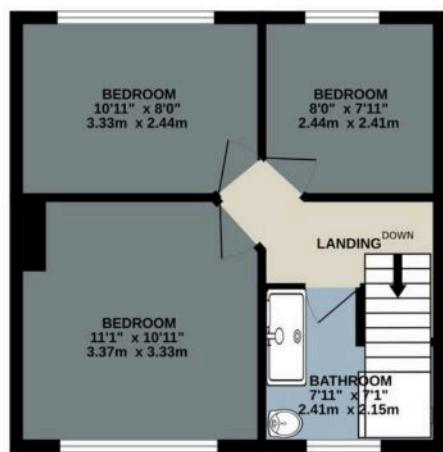
EPC Energy Efficiency Rating: D



GROUND FLOOR  
445 sq.ft. (41.3 sq.m.) approx.



1ST FLOOR  
356 sq.ft. (33.0 sq.m.) approx.



TOTAL FLOOR AREA: 800 sq.ft. (74.3 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 condition or efficiency can be given.

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