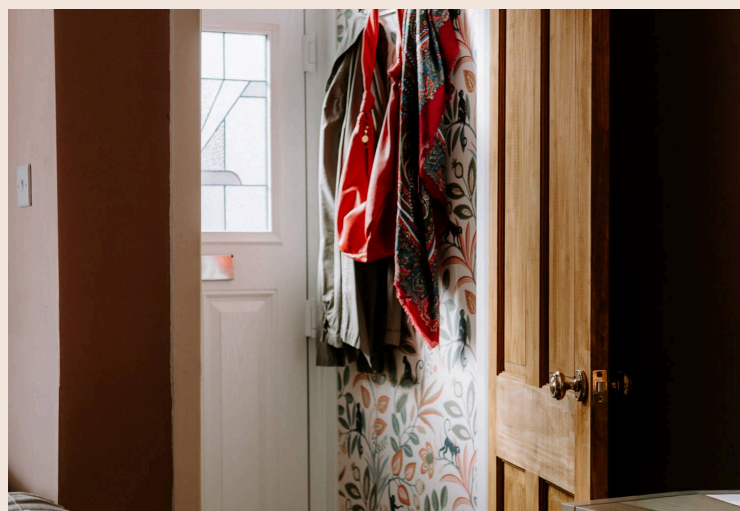


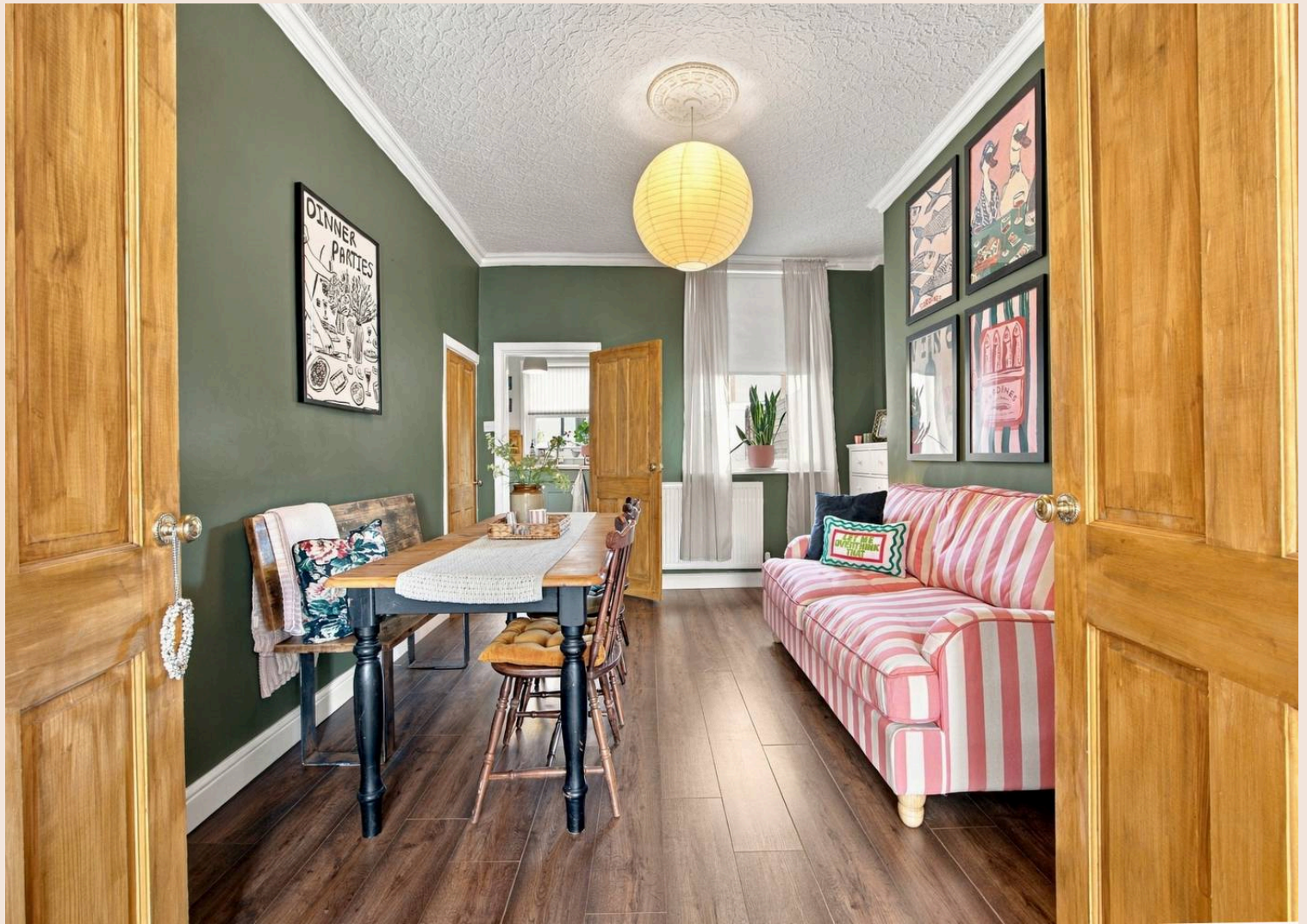


Stockport Road, Gee Cross

Freehold

Immaculate terraced cottage in the heart of Gee Cross • Off road parking • Garage • East facing, private garden • New kitchen • New bathroom • Two generous reception rooms • Two double bedrooms • Open countryside close by for walks, bike rides and horse riding


JARDINE
ESTATES



A Village Cottage, Quietly Reimagined

Gee Cross

There is a particular pleasure in a home that doesn't shout. Set in the heart of Gee Cross, this two-bedroom terraced cottage has been reimagined with a classic touch and an eye for detail, lovingly refurbished throughout. From the moment you step through the door, there is a sense of calm: everything feels fresh, considered and ready to be lived in.

The ground floor unfolds through two generous reception rooms, each with its own quiet purpose. One is made for long dinners and lively evenings with friends, the other for slower pleasures, such as a good book, a lamp switched on and nowhere else to be. Both rooms are comfortable in scale and versatile enough to suit the way you live.

At the back, the newly fitted kitchen is the room that draws you in. Modern finishes meet a thoughtful, practical layout, so that the everyday ritual of cooking, whether a weekday supper or a weekend feast, becomes something to enjoy rather than endure.

Upstairs, two spacious double bedrooms are filled with natural light, each with room to spare for storage and the kind of unhurried, restful nights that a good bedroom should offer. The new bathroom is crisp and contemporary, its quality fittings adding a hint of everyday indulgence to the start and end of each day.

Step outside and an east-facing courtyard garden awaits. It's a private, easy-to-keep retreat where the morning sun arrives just in time for coffee, and where summer meals are best taken al fresco. Low maintenance by design, it leaves more time for lingering. To the rear, dedicated off-street parking removes the small frustration of finding a space at the end of a long day, while the garage offers useful room for bikes and garden tools, or a workshop of your own.

Then there is the village itself. Gee Cross has a character that's increasingly hard to find, with a genuine sense of community and a high street of independent businesses. Pick up fresh bread from the baker, meet friends at one of the cafés, or book a table at a local restaurant, and when the evening calls, the village pubs are close by. There are hairdressers on the doorstep too, and a Sainsbury's Local for the everyday essentials.

Beyond the last of the houses, the landscape opens up. Werneth Low is close at hand, with its bridleways, footpaths and open views, and you can be out among the fields for a morning walk, a bike ride or a hack on horseback within moments of leaving home.

Immaculate throughout and ready to move straight into, this is village life at its most considered: a home of quiet quality, with everything you need within easy reach.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

Immaculate terraced cottage in the heart of Gee Cross

Off road parking & Garage

East facing, private garden

New kitchen

New bathroom

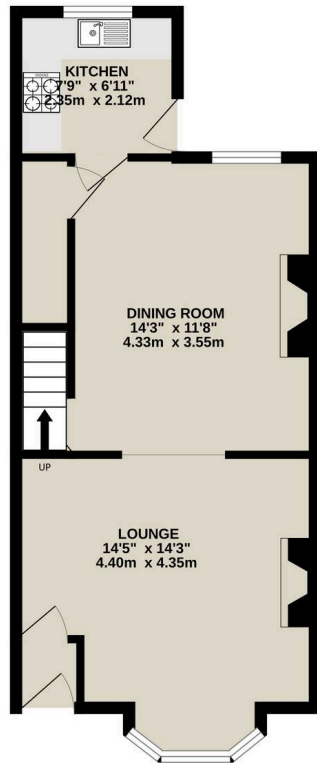
Two generous reception rooms

Two double bedrooms

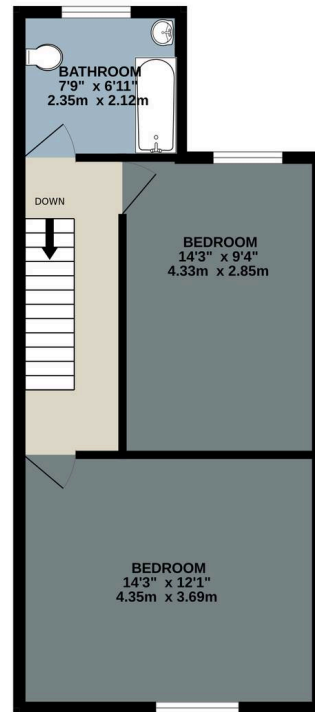
Open countryside close by for walks, bike rides and horse riding



GROUND FLOOR
430 sq.ft. (40.0 sq.m.) approx.



1ST FLOOR
430 sq.ft. (39.9 sq.m.) approx.



TOTAL FLOOR AREA: 860 sq.ft. (79.9 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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