



Lilac Avenue, Gee Cross

Leasehold

Private garden • Off-road parking • Modern kitchen with granite worktops • Open plan living area • Modern bathroom with freestanding bath and walk-in shower • Built-in wardrobes and ample storage • Abundant natural light throughout


**JARDINE
ESTATES**



Welcome to this beautifully presented three-bedroom, semi-detached house - a home that radiates charm, comfort, and a sense of refined individuality. From the moment you arrive, the well-maintained front garden with mature landscaping and decorative stonework greets you, while convenient off-road parking means you never have to worry about finding a spot at the end of a long day. The handsome brick and stone facade, accentuated by large bay windows, hints at the blend of period features and modern touches that await inside.

Step through the inviting stained glass front door and into the bright entrance hallway, room for storage for coats and shoes and a decorative staircase set the tone for the rest of the house. The ground floor offers three generous reception rooms, each with its own unique character. The main living area is a warm and inviting space, featuring an ornate gas fireplace with intricate detailing, classic furnishings, and a large bay window that floods the room with natural light. Decorative moulding and tasteful artwork create an atmosphere perfect for relaxing with family or entertaining friends.

The open plan living and dining area seamlessly combines comfort and practicality. Built-in storage, including a fabulous hidden bar ensure the space feels spacious and welcoming, with natural light enhancing every corner. A decorative pendant light and stained glass fixtures add a splash of personality, while the view of the greenery outside lends a tranquil backdrop to every-day living. A cosy reading nook offers a peaceful retreat for quiet moments.

The heart of the home is the modern, well-appointed kitchen, where sleek wooden cabinetry and black granite countertops pair beautifully. Integrated appliances, including a double oven and stainless steel extractor hood, will delight culinary enthusiasts, while space for a breakfast table adds both function and character. Ample countertop space, under-cabinet lighting, and a stylish backsplash complete the contemporary look.

Upstairs, each of the three bedrooms is thoughtfully designed to offer ample storage and a restful atmosphere. The principal bedroom boasts extensive built-in wardrobes with elegant mirrored doors, a wall-mounted TV for modern convenience, and plenty of natural light for a bright, airy feel. The second double bedroom features twin beds and built-in wardrobes whilst the single bedroom has plenty of space for a single bed, a built in wardrobe with a further storage cupboard.

The owners have lived here for over 60 years and the garden is a testament to their love and dedication to this home. Filled with mature shrubs and plants it is an absolute delight for any garden enthusiast in the making. Places to sit and enjoy a morning coffee before wandering along the path to further seating areas hidden along the way. There is a green house and a brick built shed with electricity for all of your gardening equipment.

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: TBC



GROUND FLOOR
570 sq.ft. (53.0 sq.m.) approx.



1ST FLOOR
413 sq.ft. (38.4 sq.m.) approx.



TOTAL FLOOR AREA: 983 sq.ft. (91.4 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 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