



## Arnold Road, Gee Cross

Freehold

Immaculate Extended 3 Bed Family Home in The Heart Of Gee Cross • Extended Kitchen • Open Plan Living and Dining Space • Log Burner • Triple Glazed Windows Throughout • Pretty Rear Garden With Views • Access To Werneth Low Country Park At The End Of The Road • In Catchment Of Great Primary And Secondary Schools





Step inside this fabulous family home which is a stroll away from Werneth Low Country Park and into Gee Cross with all its facilities. Set back from the road, there is a pretty front garden providing privacy and a driveway.

The entrance porch area is great for kicking off your muddy boots on a winter's day before heading into the the open plan contemporary living and dining space. The bay window floods the room with natural light, creating a warm and welcoming atmosphere, made even cosier by the presence of a charming log burner.

The dining room has space to accommodate a family sized table whilst offering views of the rear garden through the French Doors.

The beautifully extended kitchen, which sits across the back of the house, has lots of storage and worktop space for making those home cooked Sunday dinners or entertaining with friends and family. Access to the garage from the kitchen offers you a convenient space for extra storage.

Upstairs the family bathroom is clean and bright with a white suite and separate shower cubicle.

The Principal bedroom sits at the front of the property and has built in wardrobes, a dressing table and space for a double bed.

The second double bedroom over looks the rear garden with fabulous views over Manchester, making New Years Eve a fabulous firework spectacle to watch.

The third single bedroom is currently used as an office but would easily accommodate a single bed and a wardrobe.

Outside, the property offers a large rear lawn, lined with established shrubs and a delightful patio seating area, perfect for al-fresco dining or simply unwinding in the fresh air. The rear garden backs on to a popular allotment, offering lovely views of the surrounding greenery.

The front lawn and flower beds add a touch of natural beauty enhancing the property's kerb appeal. The added flat driveway ensures easy parking, a rare find in such a desirable location, completing the picture of this lovely family home.

You can be on Werneth Low Country Park within a few minutes with access at the end of the road. Endless opportunities for outdoor activities and exploration. Families will also appreciate the property's location within the catchment area with a choice of primary and secondary schools.

Arnold Road sits on the edge of Werneth Low, offering you the perfect back drop to blow away the cobwebs. There are endless routes to take with the dog, or take the children to burn off their weekend energy. Good local pubs are on your doorstep perfect for a refreshing pint or Sunday lunch with friends and family. Just 5 minutes walk you can stroll into Gee Cross where you will find a small Tesco, bakers, takeaways and small play park for little ones. If the bright lights of Manchester are more your thing, head to one of the many train stations and you can begin your shopping in under 30 minutes. If you prefer the car the M60/M67 are a few minutes driveway, as are many supermarkets for the weekly shop.

Council Tax band: C

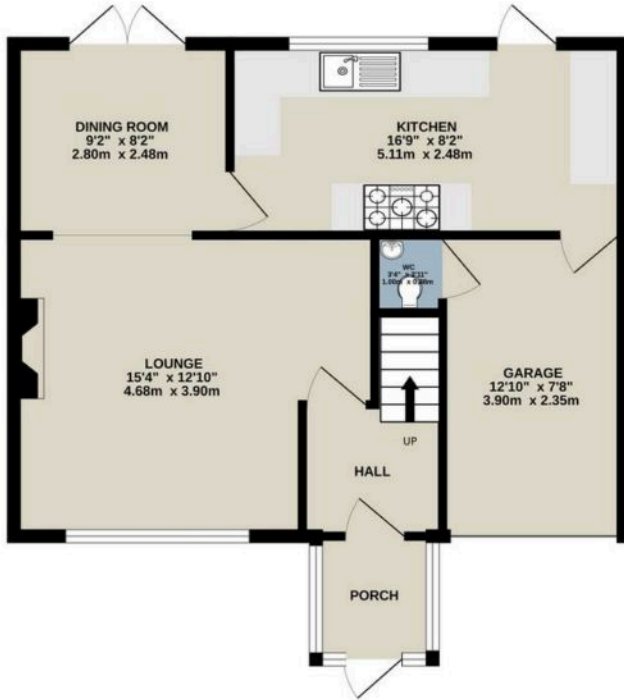
Tenure: Freehold

EPC Energy Efficiency Rating: D

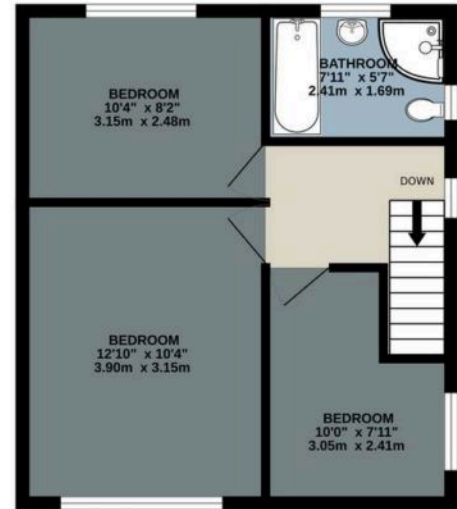
EPC Environmental Impact Rating: D



GROUND FLOOR  
565 sq.ft. (52.5 sq.m.) approx.



1ST FLOOR  
382 sq.ft. (35.5 sq.m.) approx.



TOTAL FLOOR AREA: 948 sq.ft. (88.1 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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