



## Stockport Road, Gee Cross, SK14 5RY

This beautifully presented garden terraced house enjoys the benefit of an en-suite bathroom off the main bedroom in addition to a recently re-fitted second shower room and also a very useable loft conversion that the current owners use as an office/hobbies room. The property is conveniently located close to Gee Cross village centre and also features an attractive rear garden that enjoys a sunny south-westerly aspect. The remaining accommodation includes an entrance vestibule, lounge, fitted dining kitchen and a second bedroom. Tenure: Freehold. Council Tax Band: B. EPC rating: to follow.

Price Guide: £225,000





## ENTRANCE VESTIBULE

## LIVING ROOM

13' 8" x 13' 6" (4.16m x 4.11m)



## DINING KITCHEN

13' 7" x 12' 0" max (4.14m x 3.65m)



## FIRST FLOOR LANDING

## BEDROOM ONE

13' 8" x 13' 8" max (4.16m x 4.16m)



## EN-SUITE BATHROOM

6' 6" x 6' 4" max (1.98m x 1.93m)



## BEDROOM TWO

8' 9" x 8' 2" (2.66m x 2.49m)



## SHOWER ROOM

5' 4" x 4' 10" (1.62m x 1.47m)



## LOFT ROOM

15' 0" x 13' 7" (4.57m x 4.14m)



## OUTSIDE



## VIEWING ARRANGEMENTS

Viewing is strictly by appointment with Thomas Lardner Romiley Office - telephone number 0161 494 5136.



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