

## Orchard Rise, Gee Cross, Hyde Freehold

Large family home – 4 bedrooms, 4 bathrooms and large kitchen /family room • Off road parking for the family's cars • Walking distance into Gee Cross and Werneth Low Country Park • In catchment for Dowson Academy, Holy Trinity and Alder Community High School • South facing, landscaped garden and patio area for entertaining • Perfect for those looking for a family home with bags of space



Through to the hallway with ample space for coats and shoes, this home immediately feels welcoming and draws you in. Turn right from the hallway and you have the perfect lounge; this could be your perfect adult spot in the evenings. Like so much of this home it is larger than first appearances.

Along the hallway is the conveniently placed wc with white suite conveniently located for visiting guests. The underfloor heating makes the beautiful flooring warm and comfortable, perfect for busy families. To the rear of the house is the most stunning kitchen/dining/family room. Extended out giving you a fabulous space with roof lantern, stunning sliding doors overlooking the sunny rear garden. The white gloss kitchen and quartz worktops are a cook's dream. Plenty of room for the whole family to gather and cook up a storm. The breakfast bar is perfect for busy mornings, grab a quick bite to eat before heading off to work and school. This room really comes to life in the evening while entertaining, with enough space for a large dining table and a sofa for chilling and watching the football. Your kitchen comes with all the appliances you could need including an integrated fridge and separate freezer. Cooking is a joy with an induction hob, double oven and inbuilt microwave. Throw open the sliding doors during the warmer months and bring the outside in.

This home on Orchard Rise was built three years to an extremely high standard and with bags of space, you are sure to be impressed.

The south facing rear garden has a patio area with an artificial lawned area. It's an ideal entertaining space for BBQ's and is complete with outside power points and cold-water tap. The property benefits from having a side entrance so the bins and muddy boots can come through to the back garden.

Back into the hallway and the glass balustrade leads you to the first floor which is as equally stylish. There are four bedrooms in total. The Principal bedroom has space for a super king-sized bed, wardrobes and a dressing table, no need to worry about your shoe and handbag collection as there is a space for a dressing room which leads into the very stylish en suite bathroom! The en-suite is bright and light with a power shower to wake you up in the morning. This really is an oasis, open the French doors with Juliette balcony and enjoy the summer mornings. Your family bathroom has a shower attachment over the large bath, sink into a bubble bath at the end of a long day and soak your stress away. Next door is a handy single room, the perfect office space or guest bedroom. On the third floor are a further two large bedrooms with a luxurious Jack and Jill bathroom with a shower over the bath in between. The third bedroom can accommodate a king-sized bed if you wanted to use the upper floor as your Principal suite with the addition of the fourth bedroom making a luxurious dressing room. A further storage cupboard for all of the family's bits and pieces is a clever addition to this floor. Orchard Rise is situated on a quiet street with no through road and direct access into Werneth Low Country Park. Perfectly placed for accessing public transport, heading to the M67/M60 motorway for commuting and enjoying the outdoor life. Stroll into Gee Cross where you will find a Tesco Express for those last-minute items, a bakery, Indian takeaway, bistro, and several pubs with good food options. You can blow the cobwebs away on Werneth Low which is accessed at the back of the property and enjoy a pint at the Hare and Hounds. Bredbury train station with its free car park is a few minutes' drive away, so if you want to travel by train for work or pleasure this is a great option.

Council Tax band: E / EPC Energy Efficiency Rating: B

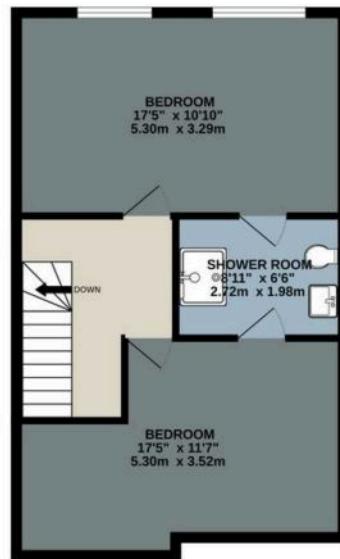
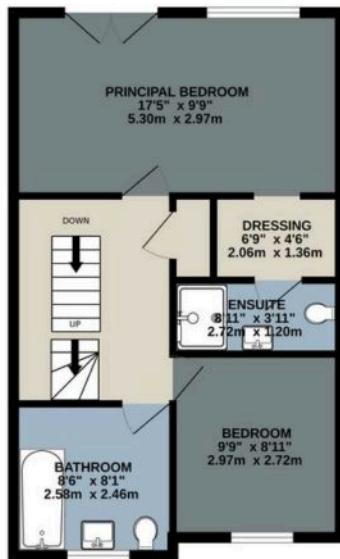
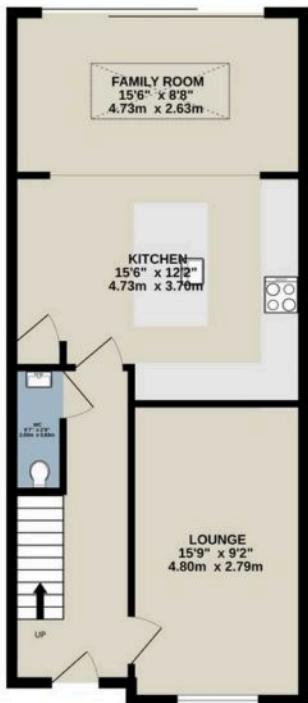
Tenure: Freehold



GROUND FLOOR  
561 sq.ft. (52.1 sq.m.) approx.

1ST FLOOR  
493 sq.ft. (45.8 sq.m.) approx.

2ND FLOOR  
493 sq.ft. (45.8 sq.m.) approx.



TOTAL FLOOR AREA: 1546 sq.ft. (143.7 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 equipment shown have not been tested and no guarantee as to their operation or efficiency can be given.

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