



Stockport Road, Gee Cross

Freehold

CHAIN FREE • Charming stone facade • Wood burning stove • Modern kitchen with integrated appliances • Rear garden access via French doors • Exposed wooden beams • Herringbone/parquet wood flooring • Abundant natural light • Well-maintained front garden • Modern bathroom with bath and shower



**JARDINE
ESTATES**



Welcome to Spout Fold, this truly charming three-bedroom terraced cottage, where rustic character meets modern comfort in every thoughtfully designed space.

Entering through the front gate you step into a calm oasis, the inviting stone façade with its unique front door and decorative diamond-shaped window immediately sets a warm and welcoming tone. Decorative outdoor plants and a slate plaque with the property name lend a sense of tradition and kerb appeal, making every arrival feel special.

Inside, you'll find a delightful blend of period features and contemporary finishes, with exposed wooden beams, cosy carpeting, and abundant natural light flowing throughout the house. The spacious carpeted staircase, accented by a beautiful exposed beam, leads you to the upper level while setting a cosy atmosphere right from the entrance.

The heart of the home is an open and airy living area, designed for both comfort and style.

Here, a wood-burning stove nestles within a rustic stone fireplace, offering a perfect spot to unwind on chilly evenings. The herringbone wood flooring adds elegance, while large windows allow natural light to stream in, highlighting the tasteful decor and inviting furnishings. Decorative touches like a wooden mantelpiece, vintage wall clock, and lush indoor plants enhance the sense of home.

The living area seamlessly flows into a contemporary kitchen that's sure to delight any home chef. Modern blue cabinetry, a marble countertop, and sleek white subway tile backsplash create a fresh and timeless look, further elevated by a copper tap and farmhouse sink. There is space for a modern gas range cooker providing both style and practicality, while a skylight and French doors flood the room with light and offer seamless access to the rear patio - ideal for alfresco dining or letting summer breezes roll in.

Upstairs, the bedrooms are designed with relaxation and personal comfort in mind. The Principal bedroom features space for a king sized bed, soft ambient lighting, and decorative pillows, creating an inviting sanctuary perfect for unwinding at the end of the day. Additional bedrooms include charming exposed beams, decorative shelving, and playful touches that make them perfect for children or guests. Natural light pours in through leadlight windows and large sills adorned with books and plants, further enhancing the cosy, tranquil vibe. The nursery setup offers a snug environment for little ones, complete with rustic beams and thoughtful decor. The modern family bathroom is equally impressive, featuring elegant tiling, a sleek bath with shower, and a frosted window for privacy. An exposed beam adds a hint of character, while natural light ensures the space remains bright and refreshing.

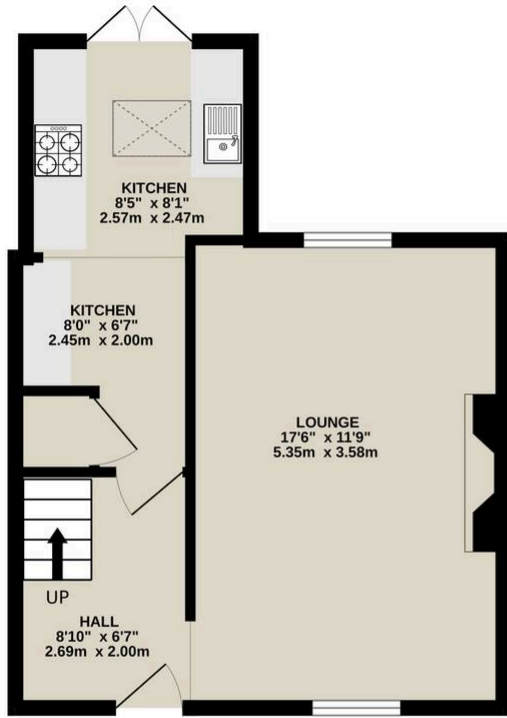
Step outside, and you'll discover a private rear patio to enjoy your morning coffee and a large, lawned area at the front of the property which enjoys the sun most of the day.
Council Tax band: C

Tenure: Freehold

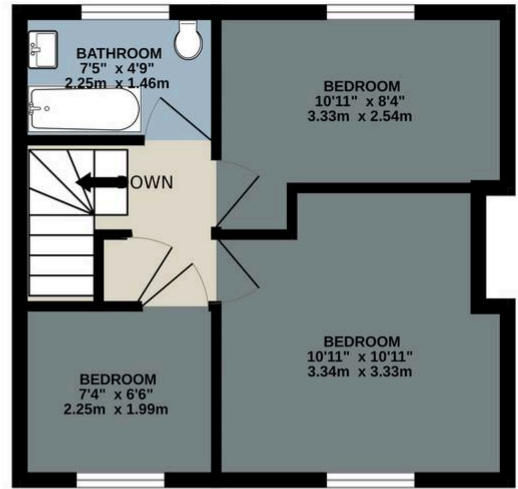
EPC Energy Efficiency Rating: C



GROUND FLOOR
377 sq.ft. (35.0 sq.m.) approx.



1ST FLOOR
316 sq.ft. (29.4 sq.m.) approx.



TOTAL FLOOR AREA : 693 sq.ft. (64.4 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 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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