



Broadmeadow Drive, Gee Cross, SK14 5BF

This beautifully presented, executive detached home enjoys an attractive cul-de-sac location within this sought-after development and is not overlooked to the rear. The comfortable accommodation comprises: Entrance hall, downstairs w.c., lounge, a stunning, open-plan family living space to the rear with modern fitted kitchen, a utility room, four double bedrooms (two of which enjoy en-suite shower rooms) a family bathroom and an attached single garage. Outside there is a double width driveway to the front with adjoining garden and an enclosed, landscaped rear garden. Tenure: Leasehold. EPC Rating: B. Council Tax Band: F.

Price Guide: £585,000



ENTRANCE HALL

GROUND FLOOR WC

LOUNGE

17' 5" x 11' 7" (5.30m x 3.53m)



OPEN-PLAN FAMILY ROOM

25' 3" max x 19' 4" (7.69m x 5.89m)



UTILITY ROOM

7' 6" x 5' 10" (2.28m x 1.78m)

FIRST FLOOR LANDING

MASTER BEDROOM

15' 1" max x 13' 7" max 4.59m x 4.14m)



EN-SUITE SHOWER ROOM

7' 11" x 6' 6" (2.41m x 1.98m)



BEDROOM TWO

12' 6" max x 9' 10" (3.81m x 2.99m)



EN-SUITE SHOWER ROOM

6' 6" x 6' 0" (1.98m x 1.83m)

BEDROOM THREE

11' 5" x 8' 0" (3.48m x 2.44m)



FAMILY BATHROOM

7' 9" x 6' 8" (2.36m x 2.03m)



BEDROOM FOUR

10' 0" x 7' 9" (3.05m x 2.36m)



GARAGE

17' 3" x 9' 0" (5.25m x 2.74m)

VIEWING ARRANGEMENTS

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

GROUND FLOOR
896 sq.ft. (83.2 sq.m.) approx.



1ST FLOOR
644 sq.ft. (59.8 sq.m.) approx.



TOTAL FLOOR AREA : 1540 sq.ft. (143.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floor, 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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Thomas Lardner Estate Agents
4 The Precinct, Romiley, Stockport, Cheshire SK6 4EA

0161 494 5136

enquiries@thomaslardner.com

www.thomaslardner.com