



Higham Lane, Gee Cross.



## Higham Lane. Gee Cross

Welcome to this beautifully presented four-bedroom detached house, offered with no onward chain and thoughtfully designed for modern family living.

Stepping through the front door, you are greeted by a spacious entrance hall that sets the tone for the rest of the home - bright, welcoming, and meticulously maintained.

The heart of the property is the stunning open plan kitchen living area, where sleek integrated appliances and contemporary cabinetry make every-day cooking a pleasure.

A generous island provides the perfect hub for family gatherings or entertaining friends, while the adjoining orangery bathes the space in natural light, creating an inviting atmosphere for both relaxing and dining.

French doors open seamlessly from the living area to the garden, blending indoor comfort with the joys of outdoor living.





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The lounge features a stylish gas wood burning stove, offering a cosy retreat on cooler evenings.

The formal dining room is currently used as a dressing room for the Principal Suite but would make a fabulous playroom for those with children.







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Four well-proportioned bedrooms provide ample space for restful nights and creative study areas, with the Principal bedroom enjoying views over the rear garden.

The modern bathrooms are thoughtfully appointed, featuring both a walk-in shower and a separate bath, ensuring comfort and convenience for all the family.

Upstairs is a delightful double bedroom, flooded with light from the velux window. It is the perfect spot for visiting friends and family.

Across the landing is a large storage area which is carpeted and could be used as further office space if required.



## Higham Lane, Gee Cross

Step outside and discover a private oasis designed for easy living and entertaining.

The garden features low maintenance artificial grass, ensuring a lush green outlook year-round without the need for constant upkeep. Multiple patio areas offer flexible spaces for al fresco dining, summer barbecues, or simply relaxing with a morning coffee as the sun rises. The garden is securely enclosed, providing a safe environment for children and pets to play freely. Mature borders add a touch of greenery and privacy, while thoughtful landscaping ensures a tranquil setting that is easy to enjoy.

Practicality is matched by luxury, with a generous garage that incorporates a handy utility area, perfect for laundry and additional storage. The driveway offers ample off-road parking, providing convenience for busy households.

Located in a sought-after, quiet area, the property is within easy reach of local amenities. Reputable schools, and Werneth Low Country Park and a Tesco Express making it an ideal choice for families looking to settle in a vibrant and welcoming community. This is a home where every detail has been considered, offering a harmonious blend of style, comfort, and practicality - ready for you to move in and make it your own.

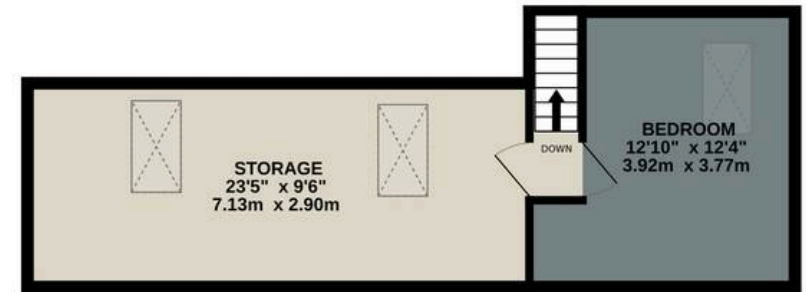




GROUND FLOOR  
1822 sq.ft. (169.2 sq.m.) approx.



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



TOTAL FLOOR AREA : 2203 sq.ft. (204.7 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 appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## Higham Lane, Gee Cross

In a prominent position close to the village centre, you are just a minutes stroll from Werneth Low Country park visitors centre and various walks or cycles are on your door step. The golf and cricket club are also within easy reach and both offer superb facilities for playing and entertaining. Gee Cross has some fabulous facilities for all the family, lovely pubs to visit for lunch, a community centre for anything from dancing lessons to whist drives and a handful of shops including a Tesco Express. Transport links are in abundance with the M60/M67 as few minutes driveway, and a selection of train stations to choose from. Manchester Airport is 25 minutes away and you have good access to the Peak District to get away from it all.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- NO CHAIN
- Stunning Orangery
- Open plan kitchen living area
- Integrated appliances
- Generous garage with utility area
- French doors to garden
- Modern bathrooms with walk-in shower and bath
- Gas wood burning stoves
- Private patios and low maintenance artificial grass
- Four bedrooms





## Jardine Estates

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