



Broadmeadow Drive, Gee Cross, Hyde





# Broadmeadow Drive,

Gee Cross, Hyde

Welcome to Broadmeadow Drive, a stunning five-bedroom home in Gee Cross ready to move into.

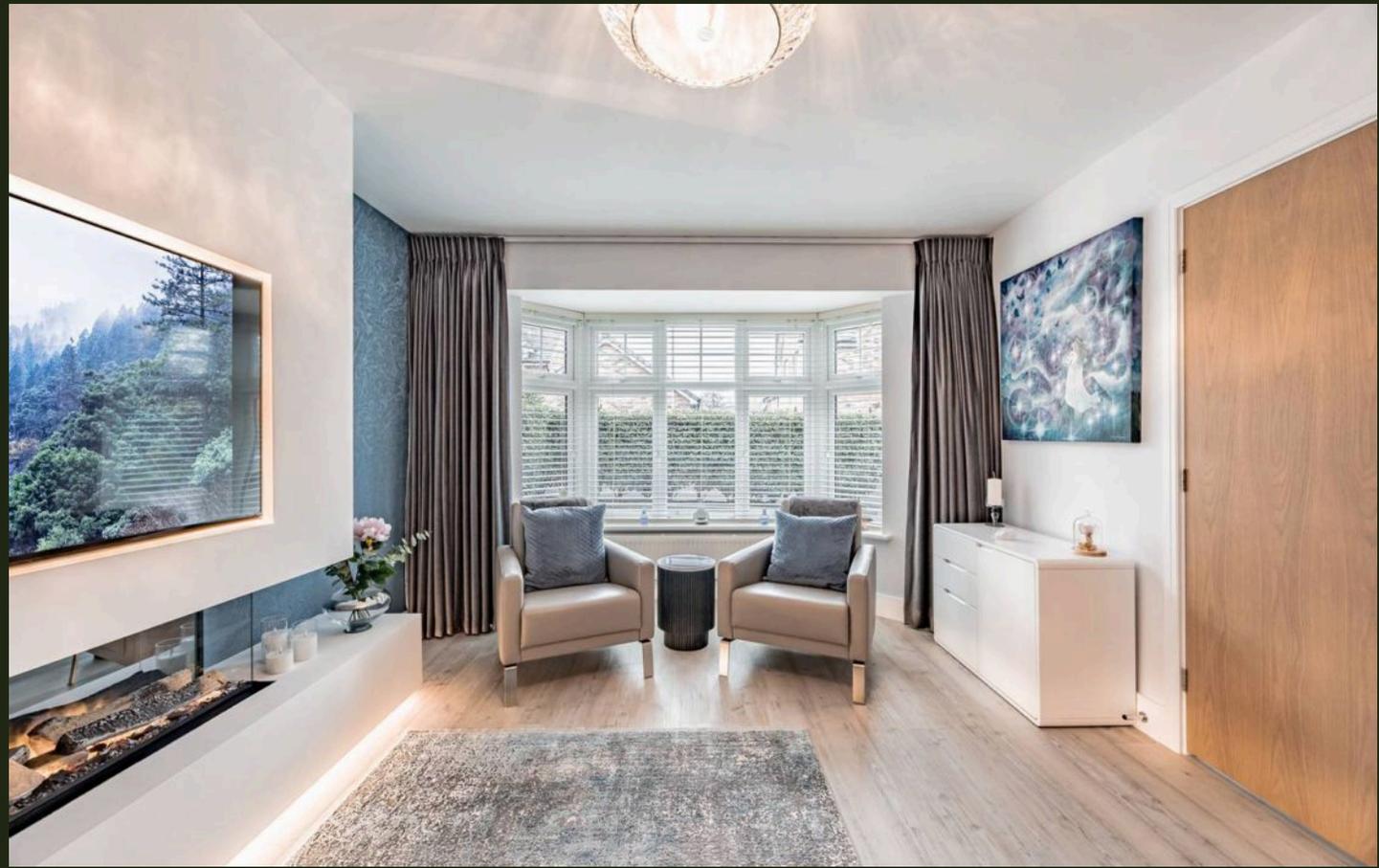
On entrance you are welcomed in by a fabulous hallway with Karndene flooring, a handy downstairs wc to the left and a utility room with space for a washer and a dryer.

To the right you will find your sophisticated living room, one glimpse and you in no doubt that this is a very special home.

Loved by the current owners who have paid the utmost attention to every details.

Gather with the family for a Friday night movie or snuggle under your cashmere blanket and enjoy a good book in this spacious room.

A bay window adds character and lets in the light during the day and bespoke shutters offer privacy in the evenings.







## Broadmeadow Drive,

Gee Cross, Hyde

The open plan family living area sits at the back of the house and is on most family's wish list.

Extended by the current owners to include a downstairs bedroom and en suite for visiting guests this is the perfect family space, flexible and calming.

Your stylish kitchen with large island housing your sink, dishwasher and super storage options.

A dining table for the whole family fits perfectly, you can enjoy the tv whilst cooking and the family can keep you company.

The two sets of patio doors lead you out into the garden, so you can enjoy summer drinks and then retire into your family room when the sun goes down.



Extra in built storage has been hidden offering extra storage for visiting guests and a handy pantry cupboard.



## Broadmeadow Drive,

Gee Cross, Hyde

Head up to the first floor where 4 bedrooms and 3 bathrooms await for all the family. The Principal bedroom is at the front of the house and has mirrored, fitted wardrobes plus a pristine white bathroom with wash hand basin and wc, plus shower cubicle with shower.

The family bathroom on this floor serves the guest bedroom and has a full bathroom with a shower over the bath for busy mornings, it is fully tiled and again in pristine condition.

A second double bedroom at the front of the house has fitted wardrobes and its own en-suite shower room and would tempt any teenager to keep their room neat and tidy. The third bedroom has room for a double bed and wardrobes and has lovely views over the rear garden.

Your fourth room is a good-sized single room and is currently used as an office and dressing room but could easily be used for a children's bedroom.





## Broadmeadow Drive

Gee Cross, Hyde

Outside you have a drive for parking two cars plus on street parking for visitors and friends.

There is a single garage for one car. You have a pretty front garden with borders and artificial lawn and a fabulous rear garden.

Your rear garden is spectacular, it has an artificial lawn for low maintenance, raised area with covered seating and composite decking for a sleek and clean finish.

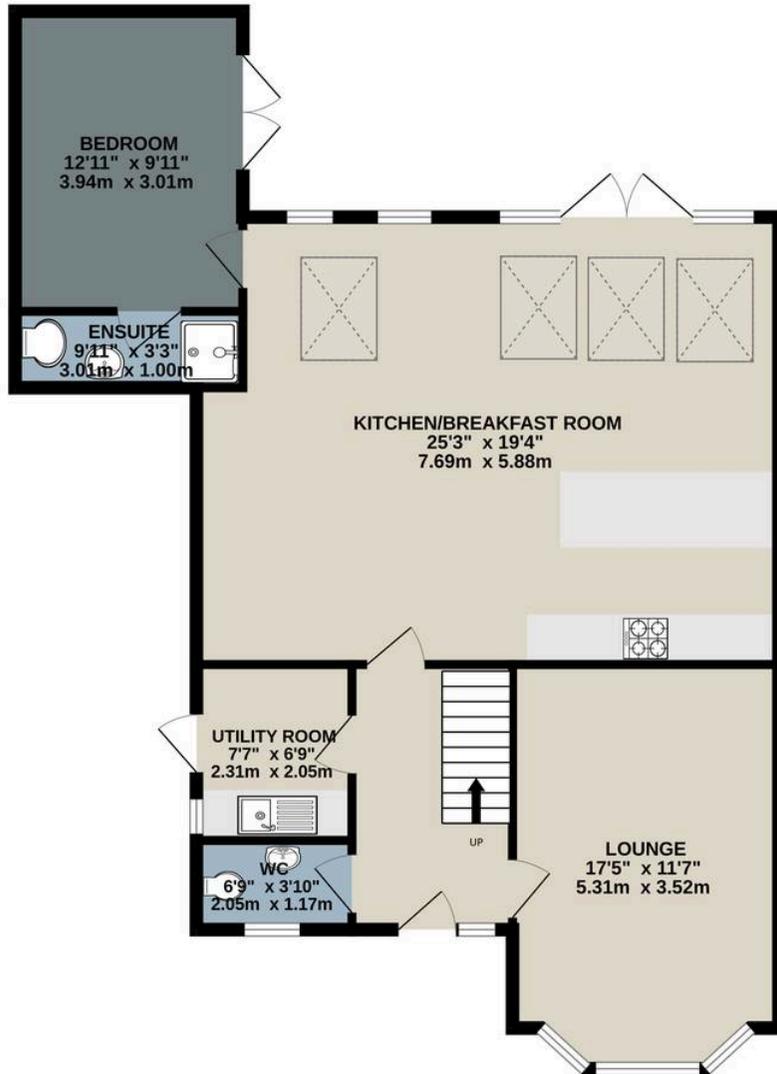
There is an outdoor office pod with heating and lighting and storage for all of your outdoor cushions.

The large, paved patio has ample room for lighting the BBQ and entertaining family and friends in the warmer months.

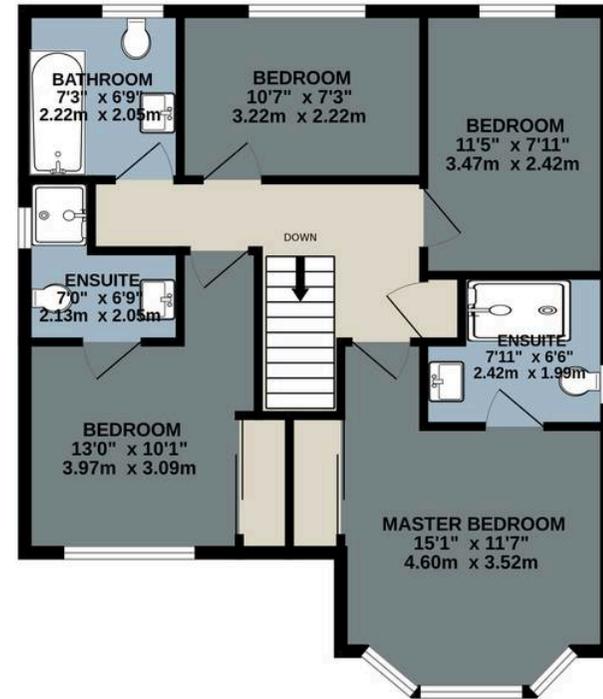




GROUND FLOOR  
983 sq.ft. (91.3 sq.m.) approx.



1ST FLOOR  
651 sq.ft. (60.5 sq.m.) approx.



TOTAL FLOOR AREA : 1634 sq.ft. (151.8 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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## Broadmeadow Drive

Gee Cross, Hyde

The village of Gee Cross is a short stroll away, there are a range of good pubs to take the strain from the Sunday lunch preparation, sip a cold glass of wine in the garden of the Joshua Bradley or stride up to the Hare and Hounds to blow away the cobwebs and take in the views across Manchester. There is a small selection of shops in the village plus a handy Tesco metro for those last-minute items for dinner. A community centre has a whole range of activities including children's dance lessons, yoga and an adult's choir, ideal for those looking to meet new friends or looking for activities for the kids. You are within catchment for Dowson Academy, Holy Trinity Primary and Alder Community High School, all very good schools. If you are looking for private school options, there are buses which collect from the village. Gee Cross is situated between Woodley and Hyde giving you plenty of options for transport into Manchester city centre, Manchester airport and further afield.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: B

- Immaculate five-bedroom extended home
- Single garage and off-road parking for two vehicles
- Fabulous open plan kitchen/dining/living room
- Downstairs bedroom with en suite
- Stylish low maintenance garden
- Utility room and ground floor wc
- Beautiful décor throughout





## Jardine Estates

287 Stockport Road, Gee Cross, Hyde - SK14 5RF

0161 871 7071 • [team@jardineestates.co.uk](mailto:team@jardineestates.co.uk) • [jardineestates.co.uk](http://jardineestates.co.uk)



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