



Orchard Rise, Hill Street,, Gee Cross, Hyde



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Gee Cross, Hyde

This generous four-bedroom detached home, tucked away on this small exclusive development offers an exceptional blend of space, style, and practicality. The unique style, driveway, bay fronted window and modern front door showcase an abundance of kerb appeal.

From the moment you enter the spacious hallway you have that feeling that this home is very special!

Turn left from the hallway and you have the perfect office space for those that are looking to work from home or for a teenager who needs to escape the bedroom for some quiet study time!

Opposite, the family room overlooks the front garden through a large bay window which floods the room with natural light. A perfect quiet space to curl up with a good book.

The hallway flows into the spacious lounge with room for any sofa combination. A log burner creates a cosy spot to relax on chilly evenings.

From here, the room opens to the heart of the home, an impressive 25ft Orangery seamlessly connected to a contemporary open plan kitchen/dining area creating a bright and versatile space ideal for entertaining or family gatherings.







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The kitchen is modern and stylish with all the appliances needed plus a built-in larder cupboard. The breakfast island gives a place for friends to gather for pre-dinner cocktails whilst also having space for a large dining table for family dinners.

There is a fabulous sitting area where family can gather on a Sunday afternoon to watch their favourite football team or for a quiet winter evening with a good book. The kitchen flows back into the hallway allowing full wrap around access.

A practical utility room and a convenient ground floor WC add to the functionality of the layout.

The utility room flows into a converted snug room, currently being used as a downstairs guest bedroom but would make an ideal teenage gaming space, additional office or Gym. From here there is access to the garage for all your storage needs.





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Upstairs, the Principal bedroom boasts fitted wardrobes and a Juliet balcony overlooking the garden, along with its own modern ensuite shower room for a touch of luxury.

Three further bedrooms, a double at the back of the property, another double with fitted wardrobes overlooking the front of the property and a single, offer ample accommodation for family and guests.

The family bathroom has a shower over the bathtub, perfect for those rushed mornings or sink into a bubble bath at the end of a long day and soak your stresses away.







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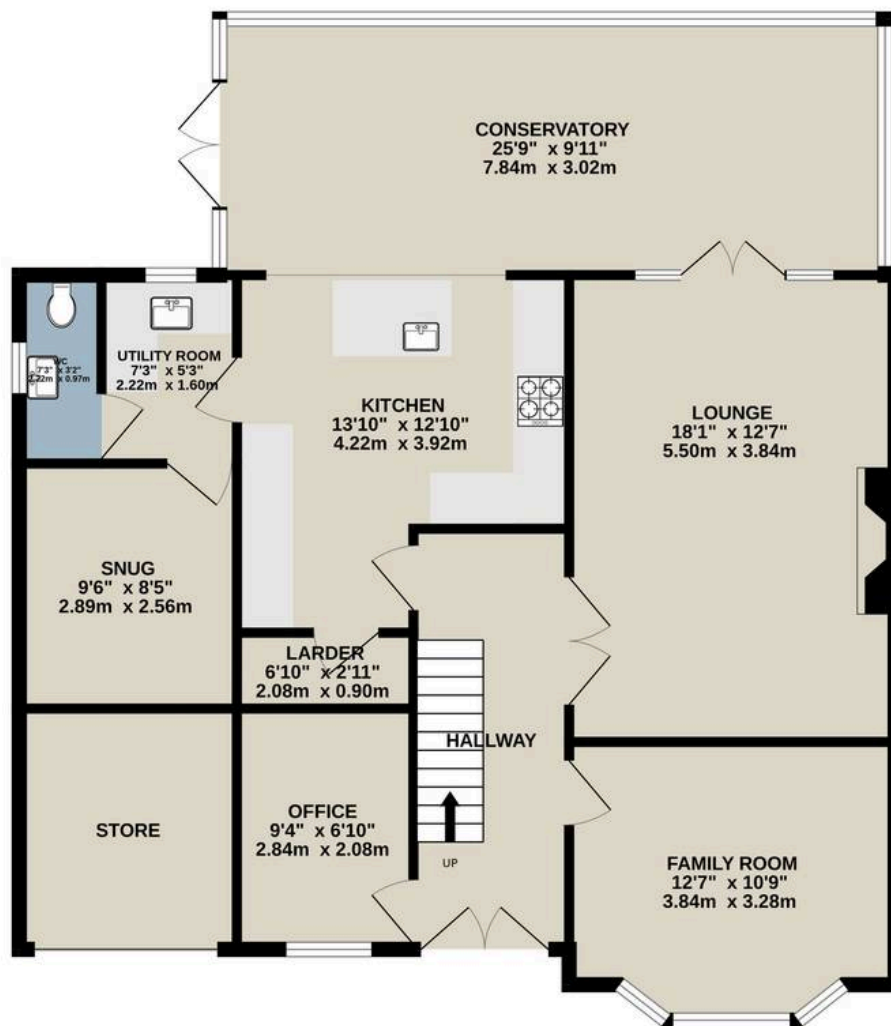
The outside space is equally impressive, with a private rear garden designed for both relaxation and recreation. The garden features a well-maintained artificial lawn bordered by mature shrubs and trees, creating a tranquil and secluded setting for outdoor living. A spacious patio area provides the ideal spot for alfresco dining or summer barbeques.

To the front, a generous driveway provides off-road parking for several vehicles, with side access leading to the rear of the property. The garden's thoughtful landscaping ensures year-round interest, and with direct access from the orangery, indoor and outdoor spaces flow together beautifully. With its combination of privacy, greenery, and practical features, the outside space makes this property a true haven for families and those who love to entertain.

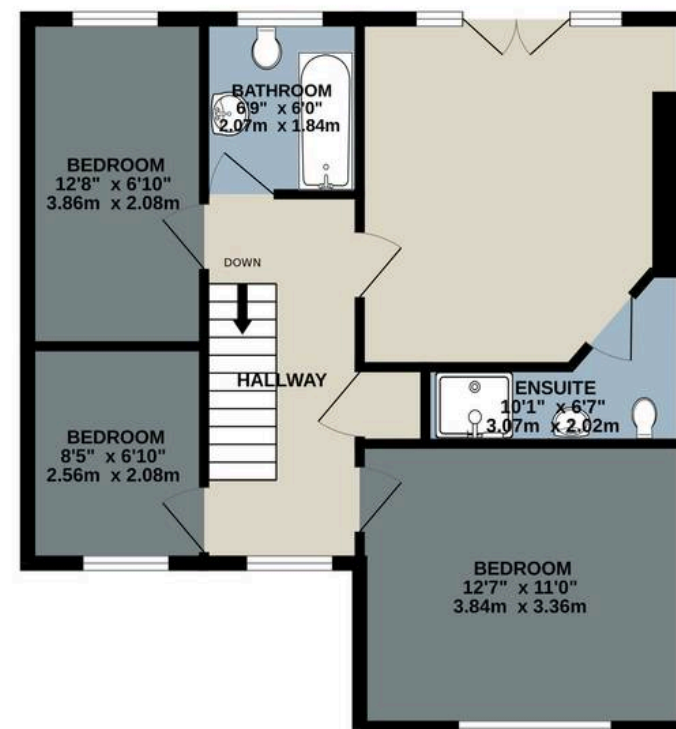


The property is within walking distance of Gee Cross Village and Werneth Low Country Park, and it sits comfortably within the catchment areas for Dowson Academy, Holy Trinity and Alder Community High School, making it an excellent choice for families.

GROUND FLOOR
1159 sq.ft. (107.6 sq.m.) approx.



1ST FLOOR
610 sq.ft. (56.7 sq.m.) approx.



TOTAL FLOOR AREA : 1768 sq.ft. (164.3 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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Orchard Rise is the perfect location 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 side of the Scout Hut a short stroll away 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: F

Tenure: Leasehold

EPC Energy Efficiency Rating: D

- Quiet Cul-de-sac Location with walking distance to Gee Cross Village and Werneth Low Country Park
- Generous 4 Bedroom Detached Home
- Large Lounge With Log Burner
- 25ft Orangery with Open Plan Kitchen
- Utility Room and Ground floor WC
- Home Office
- Principle Bedroom with Juliet Balcony and Ensuite
- Private Rear Garden
- Garage For Storage only With Additional Snug Room
- In the catchment for Dowson Primary Academy and Alder Community High School





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