



Higham Lane, Werneth Low, Gee Cross

This immaculately presented and extended bow-fronted semi-detached property is situated in a much sought after area of Gee Cross on the edge of the Green Flag Award winning Werneth Low Country Park. There is a beautiful rear garden with additional concealed vegetable plot and access part of the country park. The accommodation includes an entrance hall, extended lounge, dining/sitting room, a spacious 'L' shaped dining kitchen, utility room, downstairs w.c., first floor landing, three bedrooms and a luxury family bathroom. Outside there is an attached garage and driveway in addition to the colourful gardens. Tenure: Freehold. Council Tax Band: D. EPC rating: To follow.

Price Guide: £410,000



ENTRANCE HALL

14' 7" x 5' 5" (4.44m x 1.65m)



UTILITY ROOM

10' 3" x 7' 8" max (3.12m x 2.34m)



LOUNGE

17' 10" x 11' 10" (5.43m x 3.60m)



DOWNSTAIRS W.C.

4' 0" x 3' 8" (1.22m x 1.12m)

SITTING/DINING ROOM

13' 1" x 12' 2" (3.98m x 3.71m)

'L' SHAPED DINING KITCHEN
18' 6" x 13' 7" max (5.63m x 4.14m)



FIRST FLOOR LANDING

BEDROOM ONE

13' 6" x 11' 7" max (4.11m x 3.53m)



BEDROOM TWO

13' 0" x 11' 8" (3.96m x 3.55m)



GARAGE

14' 7" x 8' 5" (4.44m x 2.56m)

OUTSIDE



BEDROOM THREE

8' 4" x 6' 2" (2.54m x 1.88m)

FAMILY BATHROOM

7' 3" x 6' 1" (2.21m x 1.85m)

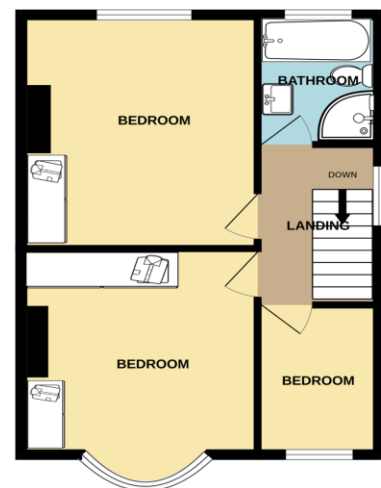
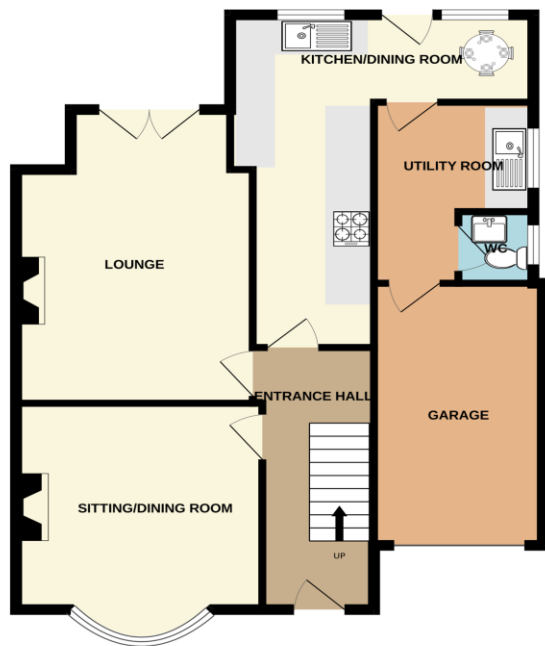


VIEWING ARRANGEMENTS

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

GROUND FLOOR

1ST FLOOR



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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Thomas Lardner Estate Agents
 4 The Precinct, Romiley, Stockport, Cheshire SK6 4EA
 0161 494 5136
 enquiries@thomaslardner.com
 www.thomaslardner.com