



Higham Lane, Gee Cross, SK14 5LW

This stunning four bedroom cottage enjoys an enviable location adjoining Werneth Low Country Park, boasts a superb rear garden with 42ft detached garage/workshop & has been sympathetically refurbished to provide all the luxuries of modern-day living coupled with many characterful features associated with this age of property. Original exposed beams, latch doors and York stone floors are just some of the features that can be found throughout. The cottage comprises:- Porch, lounge, family room, dining room, fitted breakfast kitchen, downstairs w.c, a spacious first floor landing, four bedrooms, a luxury bathroom and separate shower room. There is a York stone parking area to the front of the cottage providing parking for several cars while the beautiful rear garden includes terraced patio areas that ... cont'd

Price Guide: £595,000



Con't...enjoy far reaching views towards Manchester, extensive lawns & vegetable gardens. The detached garage enjoys vehicular right of way across adjoining land from Joel Lane.

Tenure: Freehold
Council Tax Band: E
EPC Rating: C

ENTRANCE PORCH

LOUNGE

21' 0" x 14' 9" (6.40m x 4.49m)



DINING ROOM

22' 10" x 10' 10" (6.95m x 3.30m)



FAMILY ROOM

13' 7" max x 13' 5" max (4.14m x 4.09m)



BREAKFAST KITCHEN

14' 5" x 13' 4" (4.39m x 4.06m)



DOWNSTAIRS W.C.

FIRST FLOOR LANDING

BEDROOM ONE

14' 8" x 12' 5" (4.47m x 3.78m)



BEDROOM TWO

14' 9" x 8' 0" (4.49m x 2.44m)



BEDROOM THREE

11' 0" x 8' 6" (3.35m x 2.59m)

BEDROOM FOUR

9' 0" x 8' 4" (2.74m x 2.54m)

LUXURY BATHROOM

9' 0" x 5' 8" (2.74m x 1.73m)



SHOWER ROOM

GARAGE/WORKSHOP

42' 1" x 15' 9" (12.82m x 4.80m)

With vehicular access from Joel Lane

BRICK BUILT SHED

14' 4" x 7' 8" (4.37m x 2.34m)

GARDENS

The beautiful rear gardens feature raised terraced patio/sitting areas with extensive lawns & vegetable plots. In addition to the vehicular access to the garage there is a gate leading to an access lane at the bottom of the garden (right of access at this point does not appear on the deeds but does not appear to be contested). To the front there is a small cottage garden in addition to a York stone parking area for several cars.



VIEWING ARRANGEMENTS

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





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