



Knott Lane, Gee Cross, SK14 5BS

This extremely well presented semi detached home is located close to Gee Cross Village and is offered with no onward chain. The 'ready to move into' accommodation features: Entrance hall, 16ft 5in lounge with patio doors to a conservatory, fitted dining kitchen with oven, hob and extractor, 2 double bedrooms (main with fitted furniture & 2nd bedroom with built in closet) and modern bathroom. Gas central heating is installed along with uPVC double glazing and outside there is a block paved driveway providing off road parking, detached garage for suitable for storage purposes and enclosed lawned rear garden. Sure to interest first time buyers or somebody downsizing early viewings are essential if you don't want to miss out. Tenure: Freehold. Council Tax Band: B. Energy Rating: D.

Price Guide: £225,000



ENTRANCE HALL

6' 0" x 5' 0" (1.83m x 1.52m)



BEDROOM ONE

16' 5" x 9' 4" (5.00m x 2.84m)



LOUNGE

16' 5" x 10' 7" (5.00m x 3.22m)

FITTED DINING KITCHEN

16' 4" x 9' 2" (4.97m x 2.79m)



MODERN BATHROOM

6' 1" x 6' 0" (1.85m x 1.83m)



BEDROOM TWO

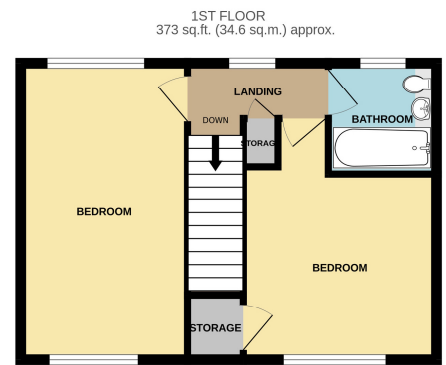
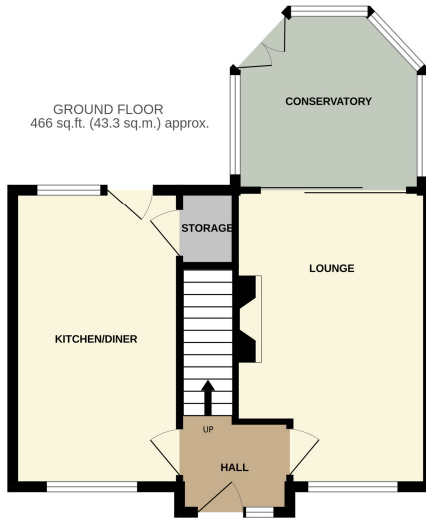
10' 10" x 9' 10" plus doorway (3.30m x 2.99m)

VIEWING ARRANGEMENTS

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

CONSERVATORY

10' 3" x 9' 10" (3.12m x 2.99m)



LANDING

7' 9" x 3' 0" (2.36m x 0.91m)



TOTAL FLOOR AREA : 839 sq.ft. (77.9 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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