



## 2, Farm Lane, Gee Cross, SK14 5DG

This beautifully presented two bedroom end mews home is sure to interest first time buyers or buy to let investors. The accommodation features: Entrance hall, through living room, country style fitted dining and workshop with greenhouse to the rear. To the first floor are two good sized bedrooms, (master with built in wardrobes), along with a modern bathroom and useful loft space. Gas central heating is installed along with uPVC double glazing. There is an enclosed, sun trap patio garden at the side with an abundance of vegetable planting areas and enclosed space for chickens / rabbits. There is a separate space that has been converted and used as a garden room. There is driveway providing parking. EPC rating TBC. Tenure - Leasehold. Council Tax Band A.

Guide Price: £220,000





**LIVING ROOM**

14' 9" x 10' 6" (4.49m x 3.20m)



**BATHROOM**

8' 0" x 6' 0" (2.44m x 1.83m)



**OUTSIDE**



**FITTED KITCHEN DINER**

17' 10" x 10' 0" (5.43m x 3.05m)



**WORKSHOP**

16' 6" x 15' 7" (5.03m x 4.75m)



**GARDEN ROOM**

12' 5" x 9' 4" (3.78m x 2.84m)

**GARDEN ROOM 2**

9' 4" x 6' 7" (2.84m x 2.01m)

**VIEWING ARRANGEMENTS**

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

**BEDROOM ONE**

14' 11" x 9' 10" (4.54m x 2.99m)



**BEDROOM TWO**

12' 1" x 10' 8" (3.68m x 3.25m)



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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