



Orchard Rise, Gee Cross, SK14 5SB

In a sought-after cul-de-sac close to Gee Cross Village this generous sized detached home is sure to prove popular. The landscaped low maintenance rear garden is not directly overlooked at the rear and there is a double width block paved driveway and storage garage. Featuring: 16ft 4in reception hall, lounge with French doors to a large orangery which opens to the comprehensively fitted kitchen with walk in larder, family room, home office with built in shelving, utility room, ground floor WC, useful snug or storage room, 4 good sized bedrooms (main with modern en-suite shower room & French windows with Juliet balcony) and modern family bathroom. Tenure: Leasehold with £100.00 Ground Rent. EPC Rating: D. Council Tax Band: F

Price Guide: Offers Over £450,000



ENTRANCE HALL

16' 4" x 6' 0" (4.97m x 1.83m)



FAMILY ROOM

12' 7" into bay x 10' 4" (3.83m x 3.15m)



LOUNGE

18' 0" x 12' 7" (5.48m x 3.83m)



HOME OFFICE

9' 4" x 6' 10" (2.84m x 2.08m)

UTILITY ROOM

7' 0" x 5' 3" (2.13m x 1.60m)

GROUND FLOOR W.C.

7' 0" x 2' 8" (2.13m x 0.81m)

SNUG/STORAGE ROOM

9' 5" x 8' 5" (2.87m x 2.56m)

FIRST FLOOR LANDING

MASTER BEDROOM

13' 6" x 11' 4" widest points (4.11m x 3.45m)



ORANGERY

25' 8" x 10' 0" (7.82m x 3.05m)



EN-SUITE SHOWER ROOM

9' 3" x 6' 10" widest points (2.82m x 2.08m)



OPEN PLAN FITTED KITCHEN

14' 0" x 10' 3" widest point (4.26m x 3.12m)



BEDROOM TWO

11' 0" to wardrobes x 9' 1" (3.35m x 2.77m)



FAMILY BATHROOM

7' 1" x 6' 10" (2.16m x 2.08m)



BEDROOM THREE

12' 7" x 6' 4" (3.83m x 1.93m)

BEDROOM FOUR

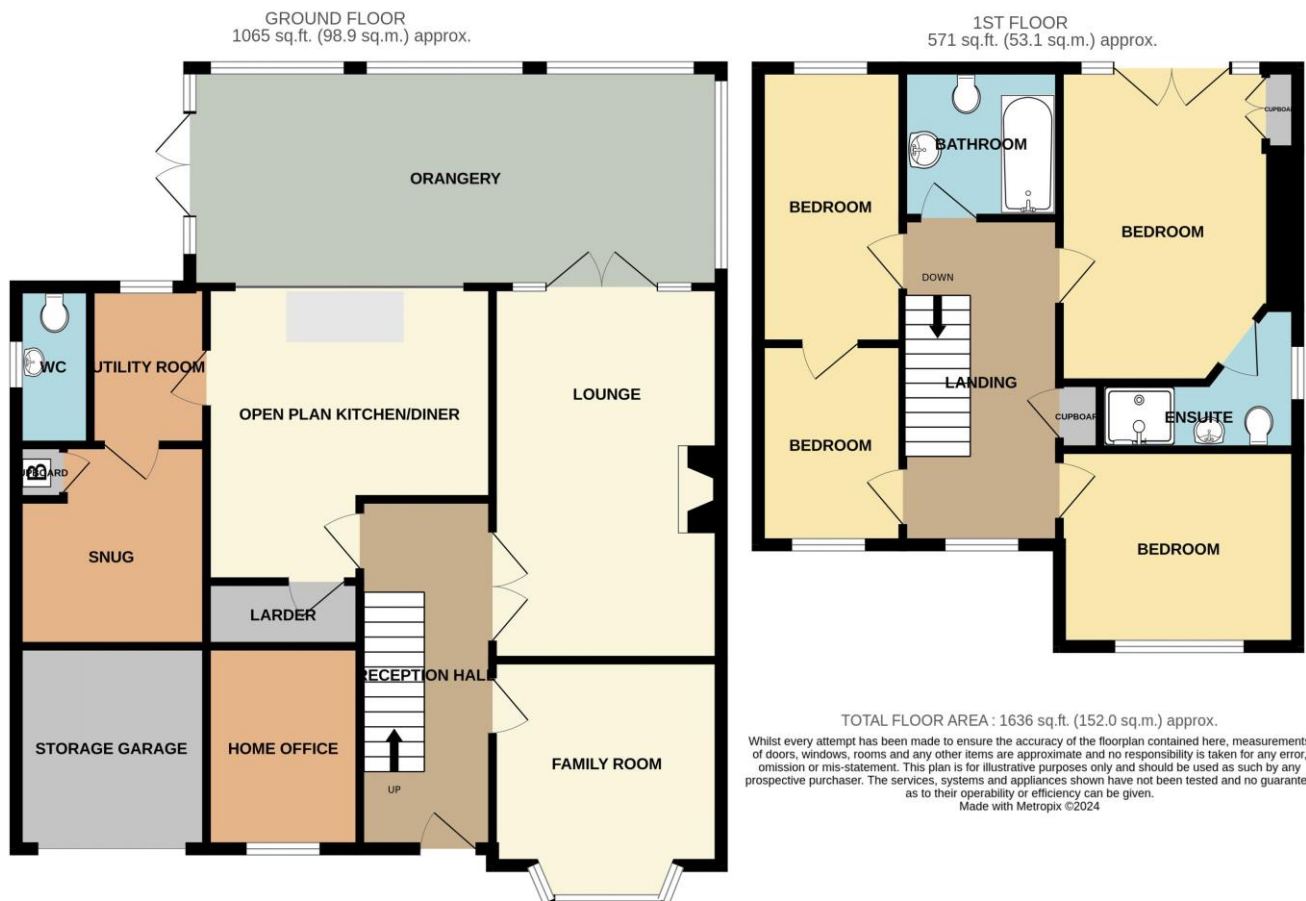
9' 2" x 7' 2" (2.79m x 2.18m)

STORAGE GARAGE

9' 0" x 8' 7" (2.74m x 2.61m)

VIEWING ARRANGEMENTS

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





Thomas Lardner Estate Agents, which is a trading name of Romiley Residential Ltd, for themselves and for the vendors or lessors of this property whose agents they are give notice that: (1) all measurements are approximate and any plans provided are not to scale; (2) the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute, nor constitute part of, an offer or contract; (3) we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify that they are in working order or fit for purpose; (4) solicitors should confirm moveable items described in these particulars are, in fact, included in the sale since circumstances change during marketing or negotiations.

T709 Printed by Ravensworth 01670 713330



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