



## Mottram Old Road, Gee Cross, SK14 5JN

This delightful two bedroom mid terrace property, is situated in Gee Cross Village just a short distance to the village shops and local amenities. Sat at the foot of Werneth Low the property is surrounded by beautiful countryside, ideal for those who enjoy walking. The property is beautifully presented throughout offering a 'ready to move into' home that is modern, bright and deceptively spacious throughout. Tastefully and thoughtfully presented, this property is sure to appeal to first time buyers or equally those looking to downsize. To the outside of the property is a lovely rear courtyard, with 'sun trap' upper landscaped garden with wooden summer house.

Price Guide: Offers Over £200,000

**thomas  
lardner**

**FRONT****MASTER BEDROOM**

13' 5" x 10' 4" (4.09m x 3.15m)

**ENTRANCE VESTIBULE**

3' 10" x 3' 6" (1.17m x 1.07m)

**LIVING ROOM**

13' 4" x 13' 4" (4.06m x 4.06m)

**BEDROOM TWO**

13' 5" x 10' 4" (4.09m x 3.15m)

**KITCHEN DINER**

13' 8" x 10' 4" (4.16m x 3.15m)

**BATHROOM**

9' 4" x 4' 8" (2.84m x 1.42m)

**OUTSIDE****VIEWING ARRANGEMENTS**

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

EPC Rating - C

GROUND FLOOR

1ST FLOOR



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