



## Low Acre, 2, Hilda Road, Gee Cross, SK14 5EY

**ABSOLUTELY STUNNING!** This beautifully presented five double bedroom detached property sits in a semi rural location with stunning views over fields to the front extending to Werneth Low. The extremely spacious home has undergone major renovations over recent years and has been finished to an exceptionally high standard throughout with a quality range of fixtures and fittings. In brief the property comprises: Reception hall with original door and stained glass, living room with wood burner, family room with bespoke fitted furniture, 35ft open plan living/dining space incorporating a quality fitted kitchen with marble work surfaces, dining area with bespoke fitted furniture and bi-fold doors which open onto the recently landscaped garden in addition to a utility room, downstairs WC and access to the integral garage. Continued Overleaf.....

Price Guide: 'OIRO' £750,000

To the first floor is a spacious master suite with fitted dressing area and an en-suite steam shower room, luxury family bathroom, 2 double bedrooms and stairs to the second floor with 2 further double bedrooms both of which have their own en-suite shower rooms. A driveway provides off road parking and there is access to an additional parking space that has been arranged by the current owners. The rear garden is enclosed and enjoys a welcome degree of privacy along with everybody's 'must have', a detached home office complete with internet connection and bi-fold door. This magnificent family home must be viewed to be appreciated!

#### RECEPTION HALL

16' 4" x 7' 10" (4.97m x 2.39m)



#### LOUNGE

13' 11" into bay x 11' 11" (4.24m x 3.63m)

#### SITTING/FAMILY ROOM

19' 11" into bay x 14' 0" (6.07m x 4.26m)

#### OPEN PLAN LIVING SPACE & FITTED DINING KITCHEN

35' 0" x 20' 10" (10.66m x 6.35m)



#### UTILITY ROOM

9' 7" x 7' 1" (2.92m x 2.16m)

#### GROUND FLOOR WC

8' 10" x 4' 7" (2.69m x 1.40m)

#### FIRST FLOOR LANDING

15' 0" x 7' 0" (4.57m x 2.13m)

#### MASTER BEDROOM

15' 0" x 11' 2" (4.57m x 3.40m)



#### DRESSING ROOM

12' 10" x 5' 3" to robes (3.91m x 1.60m)



#### EN-SUITE STEAM SHOWER ROOM

7' 10" x 6' 8" (2.39m x 2.03m)

#### BEDROOM TWO

12' 0" x 11' 0" (3.65m x 3.35m)



#### BEDROOM THREE

12' 0" x 12' 0" (3.65m x 3.65m)



**LUXURY FAMILY BATHROOM**  
9' 1" x 8' 5" (2.77m x 2.56m)

**EN-SUITE SHOWER ROOM**  
7' 0" x 6' 11" (2.13m x 2.11m)



**BEDROOM FOUR**  
20' 10" x 14' 5" (6.35m x 4.39m)

**BEDROOM FIVE**  
20' 9" x 11' 4" (6.32m x 3.45m)

**EN-SUITE SHOWER ROOM**  
7' 0" x 7' 0" (2.13m x 2.13m)

**OUTSIDE**



**HOME OFFICE**  
11' 10" x 9' 0" maximum (3.60m x 2.74m)

**ATTACHED GARAGE**  
17' 10" x 12' 4" (5.43m x 3.76m)

**VIEWING ARRANGEMENTS**

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

**EPC Rating - C**





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