



Joel Lane, Gee Cross

 JARDINE  
ESTATES







# Joel Lane

Gee Cross, Hyde

As you enter this detached home a large hallway welcomes you in.

Off the hallway you have the kitchen with ample space for all your appliances.

Lots of work top space for keen cooks and views over the front of the property while you do the washing up.







## Joel Lane

Gee Cross, Hyde

Hosting family gatherings is a joy with the formal dining room that overlooks the rear garden, while the cosy lounge, equipped with a gas fire and double aspect windows, offers a perfect retreat for relaxation.

Additionally, the property includes a lovely conservatory with plenty of space for dining and unwinding.

Should you need extra sleeping quarters, the sitting room is conveniently located downstairs and can easily be converted into a guest bedroom.













# Joel Lane

Gee Cross, Hyde

Upstairs, you'll find three comfortable bedrooms, with the Principal Bedroom accommodating a king-sized bed and fitted wardrobes, along with a stylish en suite featuring a walk-in shower cubicle.

The second double bedroom provides ample space for wardrobes, while the third bedroom offers a cosy retreat with room for storage - perfect for a growing family or as a stylish office space.







## Joel Lane

Gee Cross, Hyde

As you step outside, enjoy the abundance of space in the garden, where you can bask in the sun or enjoy alfresco dining with loved ones. This much-loved family home is ready for new memories to be made and is waiting for its next owner to enjoy its many charms and comforts.

It has a double garage and off-road parking for several cars, perfect for accommodating your family and friends!

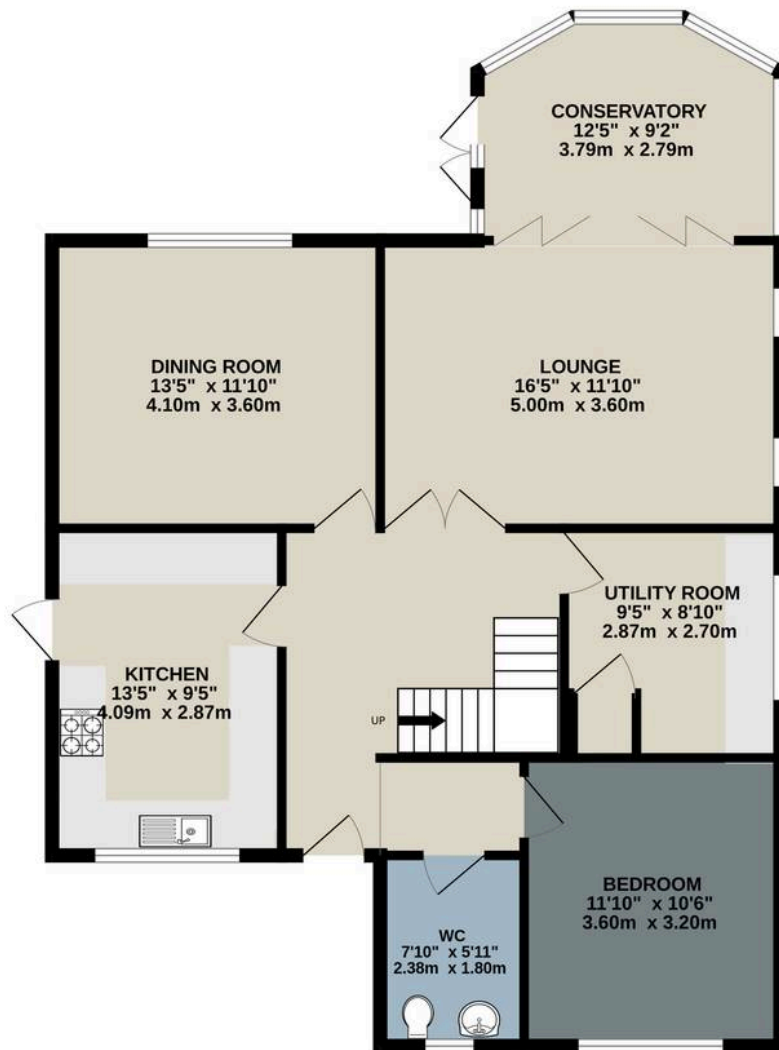




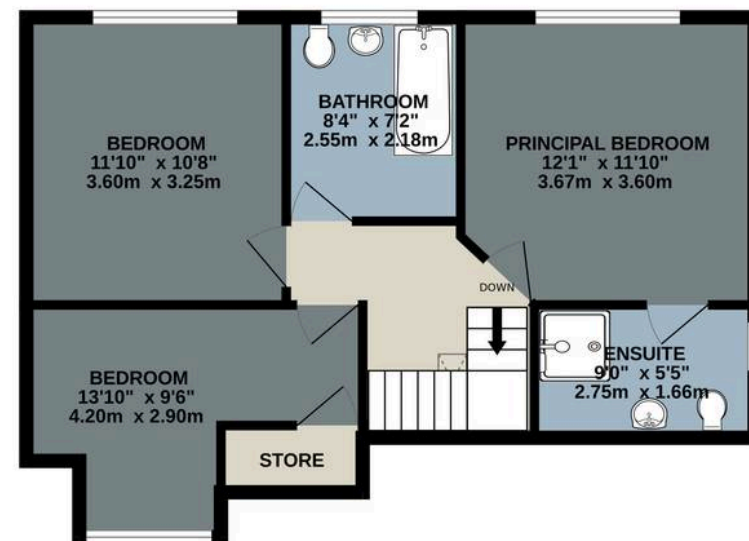




GROUND FLOOR  
986 sq.ft. (91.6 sq.m.) approx.



1ST FLOOR  
554 sq.ft. (51.4 sq.m.) approx.



TOTAL FLOOR AREA : 1540 sq.ft. (143.1 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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# Joel Lane

Gee Cross, Hyde

Joel Lane is such a peaceful spot with numerous detached homes and a wealth of countryside as your neighbours. Situated in Gee Cross heading up to Werneth Low and the nearby Werneth Low Country Parks and its wealth of walks, bridleways and cycle routes it has on offer. It offers you the best of both worlds, country living with city life close to hand, Manchester city centre is only 25 minutes away by car and you can be in Ashton-Under-Lyne or Stockport in under 20 minutes. The village of Gee Cross provides you with everything you expect from a good local pub with a delicious menu, bakers and an abundance of community life.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

- Substantial Detached Family Home
- Three double bedrooms plus single
- Fourth Bedroom Currently Used As Second Sitting Room
- Three bathrooms including a Principal en suite
- Three reception rooms
- Utility Room
- Double garage and off road parking for several cars
- South facing garden with lawn and mature shrubs
- Walking distance to Werneth Low Country Park







## Jardine Estates

287 Stockport Road, Gee Cross, Hyde - SK14 5RF

0161 871 7071 • [team@jardineestates.co.uk](mailto:team@jardineestates.co.uk) • [jardineestates.co.uk](http://jardineestates.co.uk)



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