



3 Back Bower Lane, Gee Cross, Hyde, Tameside, SK14 5NS

Hilbert Homes are delighted to present this Two Bedroomed Cottage, is situated in a Popular Location in Gee Cross, close to EXCELLENT AMENITIES AND TRANSPORT LINKS. ON-STREET PARKING.

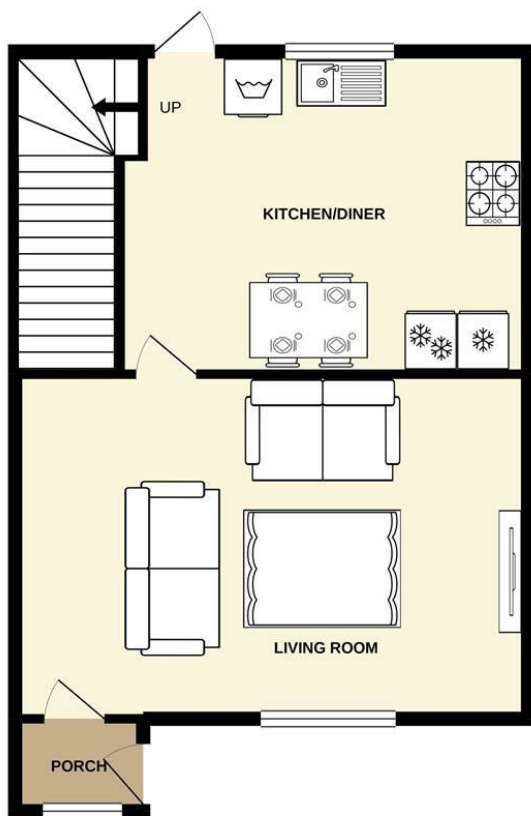
The accommodation comprises: Entrance into Porch and through into a Reception Room with Ample Dining Space. Beyond is a Recently Fitted Modern Fitted Kitchen with integral oven, hob and extractor, and access to a Private Back Garden. Stairs lead from the Kitchen to the First Floor Landing and to a Generous Double Bedroom to the front of the property, and a Second Single Bedroom/ Home Office to the rear, alongside a Bathroom suite with corner shower above the bath.

Externally, there are Low Maintenance Gardens to the front and rear, with On-Street Parking Available. The is offered on an Unfurnished Basis.

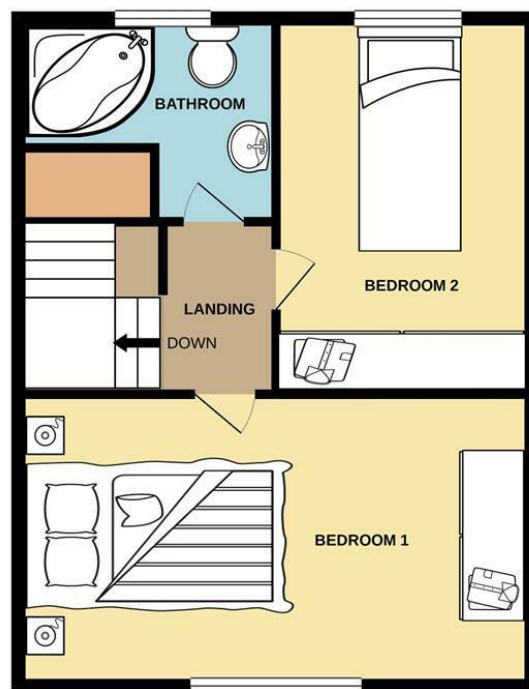
Offered Unfurnished and
Council Tax Band- A.
EPC - D
Available From

£900 PCM

GROUND FLOOR



1ST FLOOR



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		89
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC