



## 5 Kew Avenue

- GEE CROSS | HYDE -

Situated on a quiet, unadopted cul de sac this much-loved semi-detached home is looking for a new family to enjoy it as much as the current ones have.

### KEY POINTS

- Fabulous family home in a great position
- Quiet cul de sac
- Stunning garden
- Garage for storage
- Two superb double bedrooms plus a single
- Off road parking for several cars
- Excellent living space for all the family



Contact Us  
**0161 871 7071**  
[team@otmpropertyboutique.co.uk](mailto:team@otmpropertyboutique.co.uk)

Welcome to Kew Avenue, a hidden gem on a quiet cul de sac just off Kensington Avenue. This pretty three bedroomed semi-detached has off road parking at the front of the property for several cars and a South facing garden to enjoy.

Through the front door into the welcoming hallway which has storage space for the families' coats and shoes. To the left is the first of your reception rooms, two in total giving you plenty of choice to enjoy your own space or to have the extended family over for dinner.

With a pretty bay window overlooking the front of the property, this room is currently used as the formal dining area. With space for a large table and chairs and a dresser to house all of your crockery, gather friends and family for Sunday dinner around the feature fireplace or perhaps a games night with the children.

The children could have their own tv/xbox/toy room whilst the adults can enjoy a quiet evening in-front of one of the stunning fireplaces in either sitting room. The beautiful rear reception room has French doors which lead to the rear patio and BBQ area for outdoor dining. The open plan kitchen is a cook's delight, small but perfectly arranged, there are cupboards galore and plenty of worktop space. The kitchen has views over the rear garden, so you can keep your eye on the children while you prepare dinner.

Upstairs is the perfect combination of bedrooms for a growing family. There are two doubles and a single bedroom which currently houses a single bed and space for a small wardrobe.

The principal bedroom sits at the front of the property with space for a double bed, bedside tables and wardrobes. The second bedroom at the back of the property is also generous and currently has a double bed with wardrobes.

The family bathroom has a white suite with shower over the bath, perfect for the children and adults alike.

The rear garden is a very family friendly, with a lawned area for kicking a football about and enough borders and mature planting for any keen gardener.

There is a patio area for relaxing on at the end of a long day with a glass of wine and a garage for storing bikes and gardening equipment .

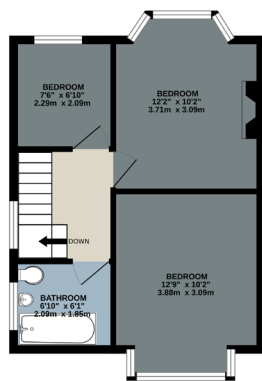
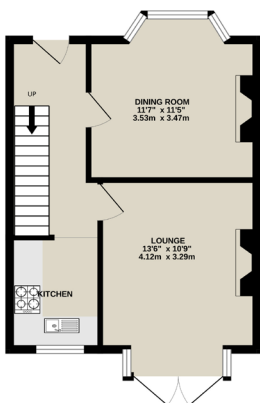
Kew Avenue is located close to all the facilities of Gee Cross. From your home you can wander up into Werneth Low Country Park and blow away the cobwebs, there are several pubs to enjoy Sunday lunch or catch a refreshing drink. Tesco Express is close by for your day to day items.



## FLOOR PLAN

GROUND FLOOR  
375 sq.ft. (34.9 sq.m.) approx.

1ST FLOOR  
382 sq.ft. (35.5 sq.m.) approx.



TOTAL FLOOR AREA: 757 sq.ft. (70.3 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of walls, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such to any prospective purchaser. The names, options and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix 10000

## TECHNICAL DETAILS

- Leasehold 915 Years remaining, £4 PA
- Council Tax Band C
- Boiler Type – Gas Combination
- Boiler location – Small front bedroom
- Double glazed throughout.
- Loft: Boarded with light & ladder
- Garage for storage
- Driveway for several cars

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
11-91	B		
69-88	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs		68	84

England & Wales EU Directive 2002/91/EC