



Hawson Road

GEE CROSS

# Dowson Road

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Welcome to Dowson Road, a double fronted home in a popular location and one that holds its value well.

This welcoming property has all the space a family could need and the opportunity to personalise some aspects to suit your family's tastes and preferences.

With bags of kerb appeal, you have parking for several cars plus a pretty front garden and a detached garage.

On entrance there is a convenient hallway where you can take off your wet shoes before heading into the kitchen. Perfect for unloading the weekly shop.





## HEART OF THE HOME

This room really is the heart of the home, it has a quality fitted kitchen with granite worktops and comes with integrated appliances.

The kitchen has direct access into a large conservatory spanning the rear of the property with lovely views over the rear garden.

You can sit here and watch the world go by or keep an eye on the football whilst Sunday lunch is on the go.

Back into the hallway where you will find two bay fronted rooms, one to the left and one to the right.

Either could be used as a formal dining room if you so wished.

These rooms are filled with light and there are lots of possibilities for using this space creatively.

## ENTERTAINING HEAVEN

The sunny garden has a lawned area and patios for the all-important BBQ so you can enjoy when the sun decides to make an appearance. The garage is currently unused but could be converted into the most fabulous party space with bar or perhaps a space away from the family if you need to work from home.





## BEDROOM BLISS

Head upstairs where your three double bedrooms are ideal for family living.

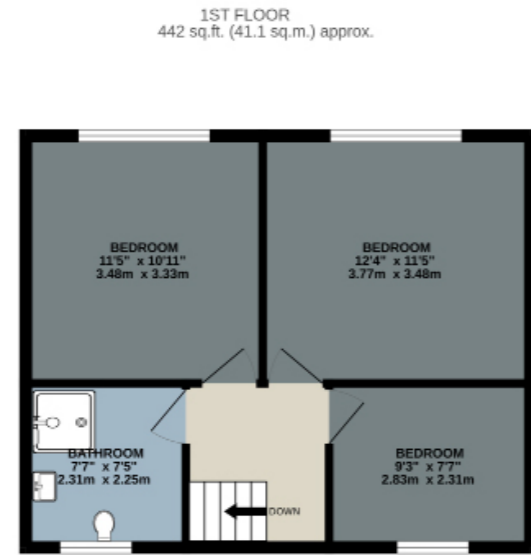
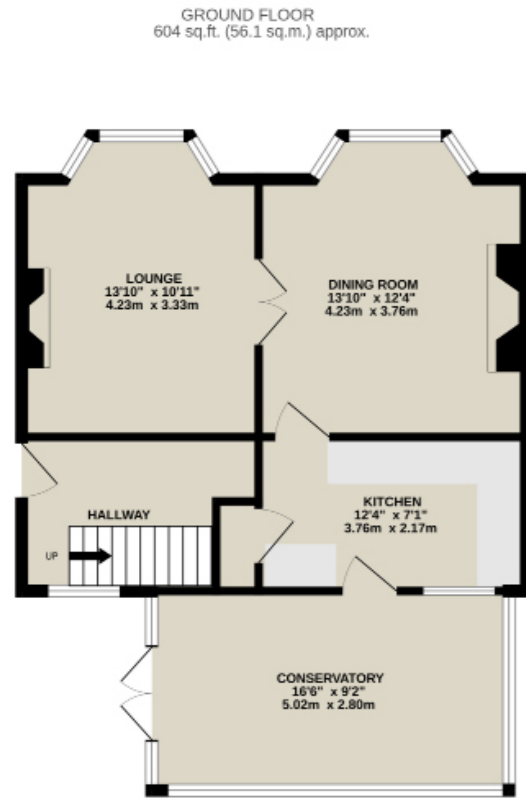
The principal sits at the front of the property, has ample fitted storage and space for a king-sized bed.

The second double is also on the front and has fitted wardrobes giving you all the storage you could need.

The third double overlooks the rear garden and would make a great children's room, office or dressing room.

The family bathroom is also a great size and currently has a large shower unit for busy mornings.

# FLOOR PLAN



# FINER DETAILS

- Three double bedrooms
- Private rear garden with lawn and patio areas
- Large conservatory
- Two further reception rooms
- Detached Garage with private driveway for several cars
- Close to all the village amenities
- Excellent transport links
- Werneth Low Country Park on doorstep
- No Chain



# OUT & ABOUT

The popular Dowson Road sits on the edge of Werneth Low, you can be blowing away the cobwebs within minutes from home, there are endless routes to take with the dog, or take the children to see the horses and then enjoy refreshment at one of the pubs along your route.

If the bright lights of Manchester are more your thing, head to one of the many train stations and you can begin your shopping in under 30 minutes. If you prefer the car the M60/M67 are a few minutes driveway, as are many supermarkets for the weekly shop. For those last-minute items, you can stroll into Gee Cross where you will find a small Tesco, bakers, takeaways and small play park for little ones.

We would love to welcome you to Dowson Road, please download the brochure for more fabulous pictures and call us to arrange a viewing.

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TOTAL FLOOR AREA : 1046 sq.ft. (97.2 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-68	D	63	78
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

*Howson Road*

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*Presented By*

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PROPERTY BOUTIQUE

0161 871 7071

[www.otmproperty.co.uk](http://www.otmproperty.co.uk)

[team@otmpropertyboutique.co.uk](mailto:team@otmpropertyboutique.co.uk)