



GOWER ROAD

- GEE CROSS -

Looking for a home that's ready to move in?
With a garage and garden this could be the one!

KEY POINTS

- Immaculate home - move in condition.
- Within easy reach of good local shops/facilities
- In catchment area for Dowson/Holy Trinity and Alder HS
- Two fabulous double bedrooms
- Pretty rear garden
- Garage and on-street parking

GROUND FLOOR
511 sq. ft. (47.5 sq. m.) approx.

1ST FLOOR
353 sq. ft. (32.6 sq. m.) approx.



TOTAL FLOOR AREA - 864 sq. ft. (80.2 sq. m.) approx.
While every effort has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, stairs 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 a guide only. Prospective purchasers should verify the accuracy of these figures on site and are advised to seek professional advice where necessary. The information provided is for general information only and does not constitute an offer or any other form of financial product. Please see our website for more information and to contact us for further details. © 2024



0161 871 7071
team@otmpropertyboutique.co.uk

Welcome to Gower Road. A fabulous end-terrace home which is beautifully presented - move in and then use your own flair to make it your own.

Your cosy sitting room has plenty of room for a games or movie night with family and friends and a warming fire for chilly days.

Head through into the kitchen which is light and airy. There are ample worktops for preparation and cupboards for storage, plus all the gaps for the necessary appliances. With space for a table, you can enjoy family dinners and invite friends for Sunday lunch.

You have extra storage space under the stairs and access to your pleasant rear garden which has a small lawned area and decking.

Upstairs the master bedroom sits across the front of the house with good space for wardrobes.

The second double has views over the garden and room for a double bed and storage.

The family bathroom is pristine with a three-piece white suite and an electric shower over the bath.

Where it is

You have the best of both worlds, either wander into Hyde for a range of shops or head up the hill in the heart of Gee Cross village for the paper and a pint of milk.

Stride up to Werneth Low to blow away the cobwebs or meet with friends in one of the local pubs. You have a great chip shop, chemist, bakers and Tesco Metro, all only a short stroll away.



Energy Efficiency Rating		
Current	Potential	
92-100	A	
81-91	B	
69-80	C	
55-68	D	64
39-54	E	
21-38	F	
1-20	G	

Not energy efficient - higher running costs

EU Directive 2002/91/EC

England & Wales

TECHNICAL DETAILS

- Freehold (Annual rent charge of £2.00)
- Council tax band: B
- Boiler location: Kitchen
- Boiler type: Gas

Enjoyed Your
Viewing Experience
With Us?

We would love it if you could take 2 minutes to leave us a Google review. It really helps a small business like us.

