



MARLBOROUGH ROAD

- GEE CROSS -

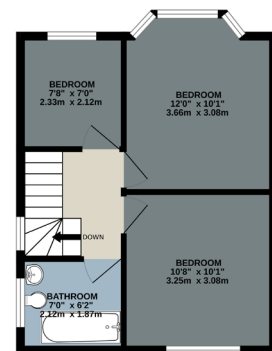
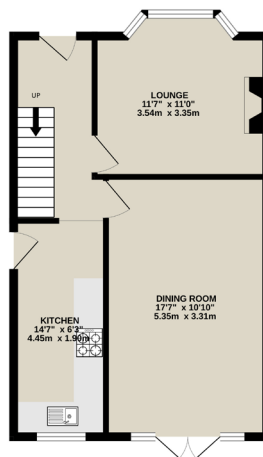
This family home has plenty of kerb appeal, with views down towards Gower Hey Woods from the front.

KEY POINTS

- Central Gee Cross location
- In catchment for Dowson Academy and Alder CHS
- Two double bedrooms plus single
- Sunny rear garden
- Off road parking and front garden
- Extended ground floor

GROUND FLOOR
467 sq.ft. (43.4 sq.m.) approx.

1ST FLOOR
371 sq.ft. (34.5 sq.m.) approx.



TOTAL FLOOR AREA: 838 sq.ft. (77.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms 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 by any prospective purchaser. The services, systems and equipment shown here are not guaranteed and their operation or efficiency can be given. Made with MyHomeplan



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This much-loved family home has plenty of space for a young family or a couple looking to downsize.

This family home has plenty of kerb appeal, with views down towards Gower Hey Woods from the front. You have off-road parking and a pretty front garden which sets the house back from the roadside for privacy.

The first of your reception rooms is currently used as a cosy TV room – perfect for Friday film nights. The second reception room is light and airy with space for a dining table and sitting area overlooking the garden. You can open the patio doors in the summer months and enjoy your garden.

The kitchen is next door and is designed with everything a busy family needs, including a gas hob and electric oven. A back door gives you direct access to the rear garden, you can oversee the children as they play with their friends. The garden has a lawned area with a patio area for enjoying warmer days.

Plenty of room for football nets and a trampoline with a shed for storing the lawn mower and garden furniture.

Why View

On the first floor you have a fitted white bathroom suite with thermostatic shower over the bath and it is partially tiled.

There are three bedrooms all with fully fitted wardrobes. The principal bedroom is currently at the front of the property with a fabulous bay window and pleasant outlook.

A further double bedroom is at the rear and overlooks the garden, there is room for a double bed and storage.

The third bedroom is a single room but can fit a bed and some storage, it would also make an ideal home office.

Where it is

In the heart of Gee Cross, this is the ideal location for enjoying the local countryside walks with the entrance to Gower Hey Woods on your doorstep. Werneth Low Country Park and the Trans Pennine trail can be accessed without using the car from here also.

Gee Cross has a number of good local pubs, a micro bar and a bistro - perfect for a refreshing pint or Sunday lunch with friends and family.

Tesco Express is close by for your pint of milk and a choice of larger supermarkets for the weekly shop are all within five minutes' drive away.

Within walking distance of Hyde Town Centre and train lines into Manchester, shopping, eating out or visiting art galleries or museums are all accessible.

Children of all ages are well catered for you are in the catchment for Dowson Primary Academy and Alder Community High Schools both with excellent reputations.



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

Very energy efficient - lower running costs

Not energy efficient - higher running costs

England & Wales

EU Directive 2002/91/EC

TECHNICAL DETAILS

- Tenure: Freehold
- Council Tax Band: C
- Double Glazed
- Loft: Partially Boarded, with light & ladder
- Off road parking
- Boiler Location: Understairs cupboard in the kitchen
- Boiler Type: Gas Combination
- In catchment for Dowson Primary and Alder CHS

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