



BRABYNS ROAD

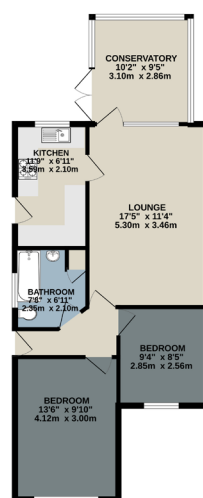
- GEE CROSS -

A traditional bungalow on the popular Brabyns Road estate with fantastic views of Manchester and beyond.

KEY POINTS

- Two double bedrooms
- Quiet cul de sac position
- Pretty rear garden
- Conservatory
- Close to all the village amenities
- Garage
- Excellent transport links
- Werneth Low Country Park on doorstep
- No onward chain

GROUND FLOOR
671 sq. ft. (62.3 sq. m.) approx.



TOTAL FLOOR AREA: 671 sq. ft. (62.3 sq. m.) approx.
When every attempt has been made to ensure the accuracy of the floor plan, measurements of actual dimensions should be taken for the purposes of any construction or other work. The seller, agent and publisher accept no liability for any errors or omissions. The seller, agent and publisher accept no liability for any errors or omissions.



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Welcome to Brabyns Road, this beautiful bungalow is set back from the road with a generous driveway for parking three cars.

The hallway leads to the beautiful lounge with plenty of space for a formal dining area if required. A cozy gas fire is perfect for the cooler evenings and the picture window has views into the conservatory and rear garden beyond.

The delightful conservatory brings the garden into the home and offers another sitting area for visiting guests.

The rear garden currently has a decked area to make sure you make the most of the sun when it shines with stunning views over to Manchester and beyond.

The fully fitted kitchen overlooks the rear garden and gives you the space for all the required kitchen appliances.

A generous principal bedroom sits at the front of the property and has the convenience of fitted furniture. It is a lovely space to escape to at the end of a busy day. The second bedroom also has fitted furniture and space for a small double bed.

There is also a full bathroom with three-piece suite a mixer shower over the bath.

Where it is

The popular Brabyns 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 grand 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 a community centre with activities from 2- 90 years olds!



TECHNICAL DETAILS

- Technical details
- Tenure: Freehold
- Council tax band: C
- Boiler location: Bathroom
- Boiler Type: Bosch Worcester Gas Combination
- Loft: Boarded/ Light
- Driveway for three cars
- Double glazed throughout

| Energy Efficiency Rating | |
|---|---------|
| Net energy efficient - lower rating code | Current |
| A | 75 |
| B | |
| C | |
| D | 59 |
| E | |
| F | |
| G | |
| Net energy efficient - higher rating code | |

England & Wales EPC Directive 2002/91/EC

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