



## GOWER ROAD - GEE CROSS -

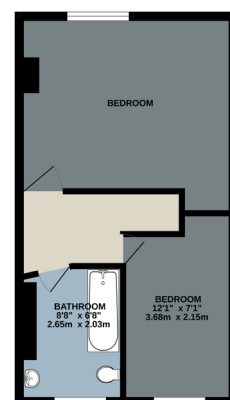
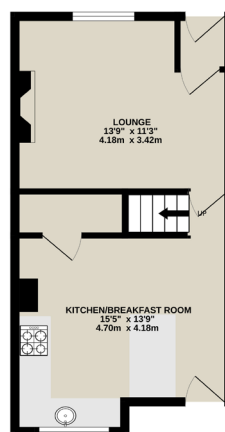
Fabulous home in move in condition, perfect for first time buyers or downsizers.

### KEY POINTS

- Immaculate home - move in condition
- End terrace with two double bedrooms
- Within easy reach of good local shops/facilities
- In catchment area for Dowson Primary School
- Pretty rear yard

GROUND FLOOR  
346 sq.ft. (32.1 sq.m.) approx.

1ST FLOOR  
333 sq.ft. (30.9 sq.m.) approx.



TOTAL FLOOR AREA: 679 sq.ft. (63.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan, we cannot be held responsible for any errors or omissions.



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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.

There is a handy vestibule for coats and shoes, before you wander through into your cosy sitting room with space for a warming fire for chilly days. There is plenty of room for a games or movie night with family and friends here.

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. There is a breakfast bar for busy mornings and space for a table and chairs. You can enjoy family dinners and invite friends for Sunday lunch.

You have extra storage space under the stairs and a view of your pleasant paved rear yard.

Upstairs the principal bedroom sits across the front of the house with ample wardrobe space for your shoe collection.

The second double has views over the garden and has ample room for a double bed and an inbuilt storage cupboard.

The family bathroom is modern and beautiful, with a three-piece white suite, plus a 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
Very energy efficient - lower running costs	A	83	95
Energy efficient - lower running costs	B		
Decent energy efficiency - lower running costs	C		
Some energy efficiency - lower running costs	D		
Not very energy efficient - higher running costs	E		
Very poor energy efficiency - higher running costs	F		
Extremely poor energy efficiency - higher running costs	G		
<small>Net energy efficient - higher running costs</small> <small>England &amp; Wales</small>		<small>EU Directive 2002/91/EC</small>	

## TECHNICAL DETAILS

- Freehold
- Council tax band A
- Boiler location - Kitchen
- Boiler type - Gas combi/ 9 years old
- Double glazed throughout

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