



BRABYNS ROAD - GEE CROSS -

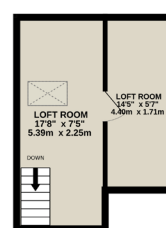
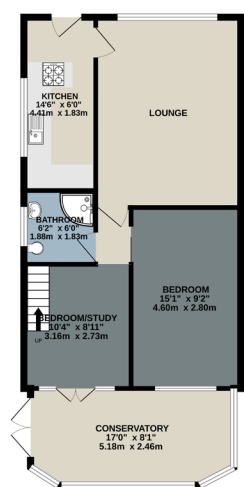
A fabulous bungalow in a quiet location. This family home was purchased in the 1960s and has been very loved. It is now ready for its next chapter.

KEY POINTS

- Off road parking
- Landscaped, easy maintenance garden
- Close to all the village amenities
- Excellent transport links
- Werneth Low Country Park on doorstep

GROUND FLOOR
695 sq ft (64.6 sq m) approx.

1ST FLOOR
212 sq ft (19.7 sq m) approx.



TOTAL FLOOR AREA: 907 sq ft (84.3 sq m) approx.

While every attempt has been made to ensure the accuracy of the floorplan, the responsibility of the client is to verify the accuracy of the floorplan and to ensure that the floorplan is correct for the purpose of purchase. The floor plan, systems and equipment shown have not been tested and no guarantee is given. www.otmproperty.co.uk



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There is no onward chain with this property. Within walking distance of all the amenities of Gee Cross and in a great spot for catching the sun in the pretty rear garden. This property is set back from the road and with its pretty front garden and driveway it certainly would make a welcoming site at the end of a long day.

On entrance the good size kitchen has room for all the required appliances and is light and airy. With bags of cupboard and worktop space for those that like to cook, you really can enjoy entertaining in this great space.

Your living room has plenty of space for any combination of sofas to gather all your family and friends with beautiful views from the large picture window. At the rear of the property is the dining room, which is large enough for a family sized table, on warm sunny days open the patio doors and take the party into the sunny conservatory overlooking the rear garden.

The principal bedroom has room for a king-sized bed and has fitted wardrobes with further room for a dressing table and drawers.

The family bathroom has fantastic space, with a convenient, separate shower cubicle, vanity sink and further storage cupboards.

Going upstairs you a generous loft space, perfect for storage or expansion with the appropriate planning application.

Outside is a great patio area a further lawn and plenty of room for a table and chairs, sun loungers and BBQ. There are several storage sheds and a small car port.

Where it is

Within easy reach of both Gee Cross and Hyde this property is in a fantastic location.

You can rest assured you will have everything you need, Gee Cross itself has some great facilities, play park, lovely walks, pubs and shops and commuting is easy with the M67/M60 and public transport easily accessible.

Werneth Low is close by, 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.



TECHNICAL DETAILS

- Tenure: Freehold
- Council Tax Band: D
- Council: Tameside
- Boiler Location: Loft
- Boiler Type: Gas Combination
- Driveway

Energy Efficiency Rating		Current	Potential
A	92-100		
B	81-91		
C	69-80	79	
D	55-68		57
E	39-54		
F	21-38		
G	1-20		

England & Wales

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