



MARLBOROUGH ROAD

- GEE CROSS -

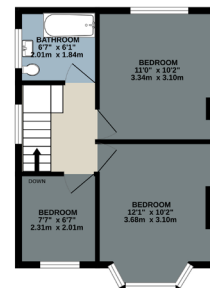
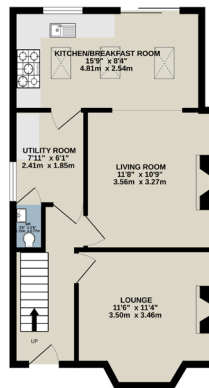
In the heart of Gee Cross Village, a stunning extended three bedroomed semi-detached home.

KEY POINTS

- Stunning contemporary home
- Immaculate condition
- Extended property giving you fabulous living space
- Great reception room plus kitchen/diner
- Great outdoor space
- Walking and cycling from your front door
- Easy access to Gower Hey Wood

GROUND FLOOR
428 sq ft (40.4 sq m.) approx.

1ST FLOOR
362 sq ft (33.7 sq m.) approx.



TOTAL FLOOR AREA: 800 sq ft (74.0 sq m.) approx.
*This is an approximate figure based on the information provided. It is not intended to be used as a basis for any legal or financial transaction. The actual area may vary slightly from the figures shown. For more information, please contact the agent or the seller.



0161 871 7071
team@otmpropertyboutique.co.uk

Welcome to Marlborough Road a beautiful semi-detached property which would make the perfect home for those looking for somewhere to move straight into and enjoy.

On entrance the porch is the perfect spot to leave your muddy boots and shoes before entering the hallway, with a beautiful colour palette you start to realise that the current owners really have a flair for interior design. Turn right into the first, fabulous sitting rooms.

You have the benefit of a beautiful large front bay window flooding this room with light.

Wood floors, a stylish cast iron radiator and a panelled feature wall add further character to this wonderful room to enjoy with family and friends. To the rear is a further sitting room and the current owners have used some of the space as a home office.

To the rear of the property is the open plan dining and kitchen in the extension at the rear of the property with the luxury of under floor heating. With views over the rear sunny garden the beautiful light grey coloured kitchen with quartz work tops is a real, home cook's kitchen. It is stylish and practical with all the work tops and storage you could ever need. This is the perfect layout to gather all of your friends and family for celebrations and spur of the moment get togethers. In the summer months you can open the French doors and dine outside with ample space to entertain and for young children to kick a football.

The old kitchen has been transformed into a stylish boot room with utility area and the cupboard under the stairs has been converted into a handy downstairs wc for your visiting guests.

Head to the first floor where there are three good sized bedrooms and family bathroom off the spacious landing.

The principal is at the front of the house with ample space for storage and bedside tables and a beautiful bay window, a tranquil place to relax at the end of a long day.

The second double overlooks the rear garden and is currently a guest's room, this would make a great teenager's room.

The third bedroom is currently used as a hobby room but is large enough for a single bed and a wardrobe.

A stylish white bathroom with three-piece suite, stunning claw footed bath and thermostatic shower is located at the top of the stairs and is a lovely space to relax in after a long day.

Outside

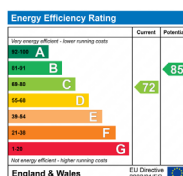
The current owners have created the perfect outdoor space for both adults and children. You have a patio area for relaxing and dining after lighting up the BBQ on a sunny afternoon and raised bed for all those who enjoy gardening. There is plenty of off-road parking at the front of the property with direct access to the rear for those with muddy paws and feet.

Where it is

Marlborough Road is in the perfect location for accessing all the facilities of Gee Cross and Hyde, including two excellent primary schools. You can stretch your legs with a wander through Gower Hey Woods or venture a little further up to Werneth Low and enjoy a glass of something nice on the way back down from one of the many establishments along the way. There are local shops for the things you have forgotten and some great local activities for adults and children to keep you busy. You have a range of supermarkets to choose from and the rail and road networks are both easily accessible and the M60/67 a couple of minutes driveaway and several stations to choose from.

TECHNICAL DETAILS

- Freehold
- Council tax band - C
- Boiler location - Utility Room
- Boiler type - Gas Combination with Hive
- Loft - Boarded/Light/Ladder
- Off road parking for two cars
- Walking distance into Hyde and Gee Cross



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.



SCAN ME