



FOXHOLES ROAD

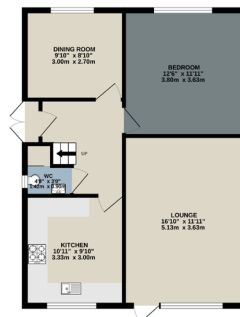
- GEE CROSS -

This family home is ready for its new owner to make it their own. Within walking distance of Gee Cross, Hyde and open countryside, it has living space perfect for entertaining overlooking a private garden.

KEY POINTS

- Semi -detached true chalet bungalow
- Quiet position
- Driveway & garage for several vehicles
- Beautiful garden for family and friends to spend time together
- Fabulous living space for all occasions

GROUND FLOOR
638 sq ft (59.2 sq m.) approx.



1ST FLOOR
456 sq ft (42.1 sq m.) approx.



TOTAL FLOOR AREA: 1124 sq ft (104.4 sq m.) approx.
*All areas are approximate and based on measurements taken on site. Measurements are taken to the face of walls, doors, windows and built-in furniture. Measurements are taken to the face of walls, doors, windows and built-in furniture. Measurements are taken to the face of walls, doors, windows and built-in furniture. Measurements are taken to the face of walls, doors, windows and built-in furniture.



Through the front door is a handy vestibule area, this flows through to a central hallway with a welcoming kitchen to the right-hand side.

The kitchen is a good example of the space on offer in this lovely home. Modern, soft grey units on three sides with integrated fridge / freezer, wine cooler, gas hob, electric double oven and ample worktop space make Sunday dinners a breeze while enjoying views over the stunning rear garden.

A cosy dining room is situated opposite the kitchen at the front of the property in the perfect location overlooking the front garden.

Next door is the Principal bedroom, a beautiful space to unwind and relax. With lots of in-built storage, bedside tables and space for a king-sized bed.

To the rear of the property is the stunning living room. This really has the wow factor with large picture window overlooking the rear garden, there is a wonderful feel to this space, surrounded by nature with all the comforts of being inside.

Plenty of room to gather all of the family for a movie night or open the rear door and enjoy a BBQ on the patio whilst enjoying the views of the rear garden.

The current owners are keen gardeners and have crafted a beautiful space to relax in with a lawn for a game of football, surrounded by mature shrubs and trees.

There is a downstairs wc for visiting guests and a handy storage cupboard in the hallway before you head upstairs to the first floor.

This chalet style bungalow is one of only a few built on the estate and as such has a wonderful wide staircase leading up to a large family bathroom and a further two bedrooms.

The first double bedroom is located at the back of the property and enjoy views over the pretty rear garden and the woods beyond through two velux windows. Currently used as a home office this would be great for anyone working from home.

The second bedroom has wonderful views towards Manchester City centre is spacious and has room for a king-sized bed, any number of wardrobes and drawers.

The family bathroom is immaculate but might be a room you would like to update over time. With a large bath and a separate shower cubicle for busy mornings.

There's lots of storage in the eaves and a further storage room on the landing which also houses the boiler and has space for all of your bedding and towels.

Outside the garden at the front of the property is well cared for and has a driveway with access to the garage. The driveway has access through the front door which is at the side of the property and leads straight into the hallway so bringing in the weekly shop is a breeze.

Out and About

Foxholes Road sits at the bottom of Grosvenor Road just off Dowson Road, you can be blowing away the cobwebs within minutes from home. There are endless routes to take with the dog with the Trans Pennine Trail at the bottom of the road. You can take the children to see the canal barges on the local waterway 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' drive away, 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 small play park for little ones.

TECHNICAL DETAILS

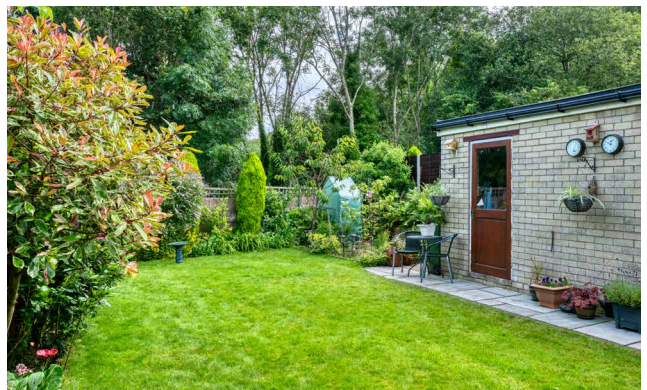
- Freehold
- Council Tax Band C
- Boiler Type - Gas Combination 4 Years Old
- Garage
- Driveway, With parking For Several Vehicles
- 25 Minute Drive To Manchester Airport/ City Centre
- Fabulous Walks On Your Door Step

Energy Efficiency Rating		Current	Potential
A	92-100		
B	81-91		
C	69-80		79
D	55-68		67
E	39-54		
F	13-38		
G	1-12		

Net energy (kWh/m² · year) (energy cons)

England & Wales

EU Directive 2002/91/EC



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