



DOWSON ROAD

- Gee Cross, Hyde -

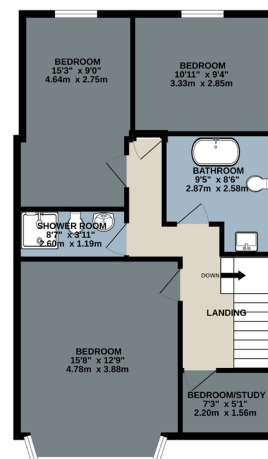
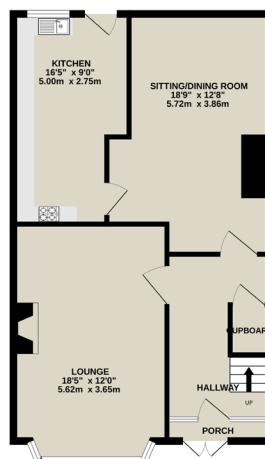
Fabulous extended home with a wow factor kitchen/dining/family room in the heart of Gee Cross

KEY POINTS

- Fabulous extended family home
- Original Features
- Central Gee Cross location
- Off road, side by side, parking for three cars
- Block Paved Driveway
- Easy access to good transport links
- Beautiful family kitchen/dining/family room
- In catchment for Dowson Primary and Alder CHS
- Easy to maintain garden

GROUND FLOOR
662 sq. ft. (61.5 sq.m.) approx.

1ST FLOOR
671 sq. ft. (62.3 sq.m.) approx.



TOTAL FLOOR AREA: 1333 sq. ft. (123.9 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplans included herein, measurements of floor, ceiling, stairs and other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as a guide by any prospective purchaser. The services, systems and materials shown hereon may be altered and no guarantee as to their quantity or efficiency can be given.

Made with MyPlan 2022

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Welcome to Dowson Road a traditional red brick property in the heart of Gee Cross. Its square bay windows and decorative brick certainly takes its place on the kerb appeal list.

There is a small porch to shake off your wet coat and shoes before entering your elegant hallway. With original porch and staircase banister, the current owners have preserved some lovely original features.

Turn left where you will find the beautiful living room, the square bay lets in the light and together with the generous proportions this room invites you to spend time with family and friends for a movie or games night.

Back into the hallway and through to the rear of the property, a lovely surprise is the size of this room which was extended some years ago.

Currently housing a large formal dining table, with space for a sideboard and two snug chairs.

There is a feature gas fire to keep this room snug and warm and patio doors overlooking the garden, this could easily become a second sitting room. On warmer days, throw open the patio doors and spill out into the garden and let the children play.

Straight through to your kitchen, with space for all the required appliances plus ample worktop and cupboard space. This room would work for those that like to cook and those that want to warm up a pre-cooked dinner!

Upstairs there are three double bedrooms plus fourth single, separate shower room and family bathroom.

The principal sits at the front of the house and has a matching square bay to let in the light and add character. You have ample space for a king-sized bed and there is currently a whole wall of mirrored wardrobes for all your storage needs.

Next to the principal bedroom is a separate shower room, perfect for a busy household. A further large family bathroom is located across the landing, complete with an impressive, large free-standing bath and statement tap. Luxurious relaxation at the end of a long day awaits.

The second double overlooks the rear garden and again has ample space for all your bedroom furniture requirements, the final double is situated at the back of the property in the new extension. It is light and bright with a double bed and space for wardrobes and drawers.

Your fourth bedroom is a single at the front of the property, this would easily accommodate a child or an office for those needing to work from home.

Outside

To the front is a block paved driveway with three car parking spaces. The pretty rear garden has an astro turf lawn for the children to play on and pleasant raised patio to enjoy the evening sun.

Where it is

Dowson Road is the perfect location for accessing public transport, heading to the M67/M60 motorway for commuting and enjoying the outdoor life. Bredbury train station with its free car park is a few minutes' drive away, so if you want to travel by train for work or pleasure this is a great option. Stroll into Gee Cross where you will find a Tesco Express for those last-minute items, a bakery, Indian takeaway, bistro and several pubs with good food options. You can blow the cobwebs away on Werneth Low and enjoy a pint at the Hare and Hounds.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
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		
		70	81
<small>Net energy efficient - higher running costs</small> <small>EU Directive 2002/91/EC</small> <small>England & Wales</small>			

TECHNICAL DETAILS

- Leasehold £5 PA
- Council Tax Band: D
- Boiler Location: Kitchen
- Boiler type: Gas
- Age Of Boiler: 2 years old
- Off Road Parking For Three Cars
- Loft – Partially Boarded with light

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