

## KNIGHT STREET

- Gee Cross, Hyde -

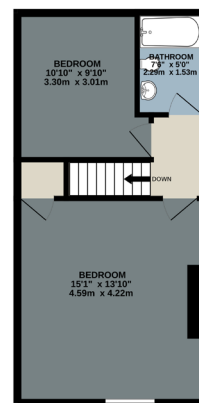
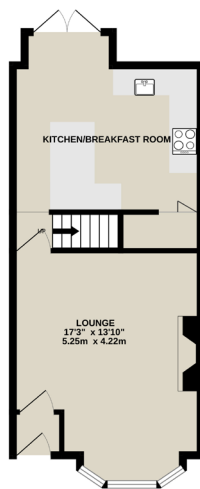
Welcome to Knight Street and this warm and welcoming home, perfect for first time buyers or downsizers wanting to be near a town centre but within easy reach of stunning countryside.

### KEY POINTS

- 1920s terraced property
- Two double bedrooms
- Gee Cross location
- Set back from the road with pretty front garden
- Fabulous sunny rear garden
- Quiet cul de sac

GROUND FLOOR  
420 sq ft, (39.1 sq m) approx.

1ST FLOOR  
392 sq ft, (36.4 sq m) approx.



TOTAL FLOOR AREA: 812 sq ft, (75.5 sq m) approx.  
While every attempt has been made to ensure the accuracy of the floor plan, measurements of rooms, areas, volumes and other data are for general information only and should not be relied upon for any specific purpose. The services, systems and appliances shown here are for information only and are not guaranteed to be in place at the time of completion of the project.



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Hidden away from the main road you will find a pretty row of terraced houses with on street parking.

Through the front door into the handy vestibule, perfect for removing shoes before entering the instantly relaxing lounge area with original floorboards. A feature fireplace, log burner and large bay window with seating area make this room a perfect reading spot on a rainy day.

There's room for two sofas, foot stools and side tables, invite a few friends around for a film night as there is plenty of space.

The modern kitchen with dining area is at the back of the property, with ample cabinets and work tops. A large breakfast bar is the perfect spot for everyone to relax with a cocktail while you cook up a storm. The all-important downstairs storage cupboard is the perfect spot for a pantry and storing the ironing board.

On the days when the weather is kind, you really must go outside and enjoy this oasis of calm. You have plenty of space for storage and a large table and chairs to enjoy the evening sun.

#### Why View

The Principal bedroom currently houses a king-sized bed effortlessly and a large window floods the space with light. With room for wardrobes, bedside tables, and drawers if you wish.

The second bedroom overlooks the rear garden and is currently used as a spacious home office.

The family bathroom is equipped with a white suite and a shower over the bath, its light bright and clean, just lay back and relax in the bubbles.

#### Where it is

Gee Cross sits on the edge of Werneth Low, you can be blowing away the cobwebs within moments from home. There are endless routes to take with the dogs, friends and family 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 driveway, as are many supermarkets for the weekly shop. For those last-minute items, you can stroll into Gee Cross where you will find a Tesco Metro, bakers, takeaways, friendly pubs and restaurants and small play park for little ones. Further afield the Peak District is within easy reach where there is a plethora of beautiful places to visit and explore. There are some excellent local schools and nurseries, buses to private schools are also available in the village if that's your choice of education.

## TECHNICAL DETAILS

- Tenure: Leasehold
- Council Tax Band: A
- Double Glazed
- Boiler Location: Back Bedroom
- Boiler Type: Gas Combination
- On street parking

Energy Efficiency Rating		Current	Potential
Very Good	A		
Good	B		
Fair	C		
Below Average	D		74
Poor	E	64	
Very Poor	F		
Extremely Poor	G		

England & Wales



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