



KING EDWARD ROAD

- Gee Cross, Hyde -

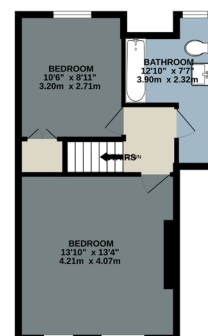
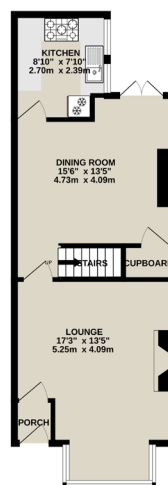
This immaculate Edwardian terraced property has come to the market ready for someone to move straight in and make it their home. You can enjoy your new home and then decide whether you wish to put your own stamp and artistic flair into some of the rooms.

KEY POINTS

- Edwardian terraced property
- Two bedrooms
- Central Gee Cross location
- Set back from the road with pretty front garden
- Side access to the rear of the property
- Fabulous sunny rear garden

GROUND FLOOR
460 sq ft (42.7 sq m) approx.

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



TOTAL FLOOR AREA: 852 sq ft (79.2 sq m) approx.
*Please note: This plan is for information only and does not constitute an offer of any property. It is subject to change without notice and is not intended to be used as a basis for any purchase. The services, systems and appliances shown here are for information only and are not guaranteed to be in place at the time of purchase.



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On entrance there is a small vestibule area with a stunning traditional tiled floor. Take off your wet boots and shoes before entering the star of the show which is your fabulous living room. A stunning square bay window and high ceilings give this room a sense of grandeur.

There is ample room for you to entertain family and friends around the fabulous statement fireplace and log burner and you will not need to worry whether your sofa will fit.

Straight through into the kitchen and dining room which is also of good proportions. With bags of cupboard and worktop space and gas hob this is a keen cook's dream kitchen. There is also space for a large dining table so that friends and family can enjoy pre dinner cocktails and when the weather allows, open the patio doors and take your cocktails outside.

There is a generous understairs storage area perfect for the Hoover and the ironing board.

A real asset to this home is the rear south facing garden with a great entertaining patio area, lawn for the children to play and further space with a shed or perhaps you would prefer a hot tub, should that be on your dream wish list.

Why View

Upstairs the principal bedroom sits across the front of the house and is huge!

Relax in this luxurious room after a long day where there is plenty of space for wardrobes, drawers and room for a dressing table if needed.

The second bedroom is a generous double, again with plenty of room for storage.

The bathroom sits at the end of the landing and has a white suite and a thermostatic shower over the bath.

The loft has the all-important loft ladder for easy access to the partially boarded loft.

Where it is

King Edward Road is a pretty tree lined road and is a great spot for accessing all the facilities of both Gee Cross and Hyde. You can stretch your legs with a wander into Gower Hey Woods with the dog or 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. You have take-aways, bistro, Indian and chip shop all within easy reach if you don't fancy cooking.

There are all the essential shops on your doorstep and a Tesco Express for the last-minute items for tea.

The rail and road networks are both easily accessible and the M60/67 a couple of minutes' drive-away and several stations to choose from.

TECHNICAL DETAILS

- Freehold
- Council tax band: B
- Boiler location -Kitchen
- Gas central heating with combination boiler
- Double glazed
- South facing garden with patio area
- Fabulous high ceilings throughout
- A few minutes' drive to motorway networks and train lines

Energy Efficiency Rating		Current	Potential
A	92-100		84
B	81-91		
C	69-80		
D	55-68	57	
E	49-54		
F	35-48		
G	1-34		

England & Wales



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