



Grange Road South

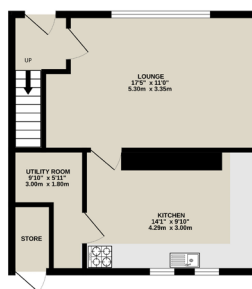
- Gee Cross, Hyde -

A surprisingly spacious, much loved family home in an ideal location for schools & commuting.

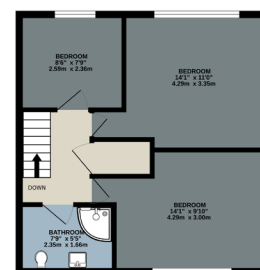
KEY POINTS

- Great central location
- Walking distance into Hyde
- Good transport links within easy reach
- Three bedrooms
- Utility room
- Large rooms ideal for family living

GROUND FLOOR
405 sq ft (37.6 sq m.) approx.



1ST FLOOR
417 sq ft (38.7 sq m.) approx.



TOTAL FLOOR AREA: 822 sq ft (76.3 sq m.) approx.

While every effort has been made to ensure the accuracy of the foregoing description, measurements of areas, volumes, claims and any other facts are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should not be used for any legal, prospective purposes. The boundaries, layout and dimensions of the plot shown are not to scale and no guarantee is made with reference thereto.



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Welcome to Grange Road South, a great property which would suit those looking for a home with large rooms, some outdoor space and the opportunity in places to use your artistic talents and make a house a home.

From the outside you will notice the immaculate garden and flower beds which set the property back from the roadside. This sets the tone for the whole of this property which has been in the same family for many years.

Your light and airy hallway has space to shake off your coats and shoes before turning left into the front sitting room which has plenty of space for storage and several sofas to snuggle on and enjoy a movie night with the family.

You have a door which separate this room from the kitchen/dining room.

This room has good proportions, plenty of room for a dining table for a casual meal with friends and family. Next door is a separate utility room, with bags of storage and space for a dryer and a washing machine.

You can access the sunny rear garden from here and enjoy your morning coffee in peace while overlooking the amazing allotments at the rear of the house. Fresh produce has never been so near!

Upstairs the principal bedroom is at the front and has space for wardrobes giving you storage galore, whilst the second double bedroom overlooks the rear and has amazing views over Manchester city centre. Your second bedroom is a great size and would make an ideal teenager or guest bedroom.

The third is a single and would be perfect as an office, nursery or dressing room.

A family bathroom with large walk-in shower and vanity unit completes the second floor.

Where it is

Gee Cross/ Hyde is the perfect location for family living and for accessing open countryside. You can stretch your legs with a wander up 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' drive-away and several stations to choose from.



TECHNICAL DETAILS

Freehold
Council tax band B
Boiler location – Utility Room
Boiler type – Conventional
Double glazed

| Energy Efficiency Rating | | |
|---|---------|-----------|
| Very energy efficient – lower running costs | Current | Potential |
| A | | 82 |
| B | | |
| C | | |
| D | 66 | |
| E | | |
| F | | |
| G | | |
| Not energy efficient – higher running costs | | |
| England & Wales | | |
| EU Directive 2002/91/EC | | |

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