



# Hepworth Street

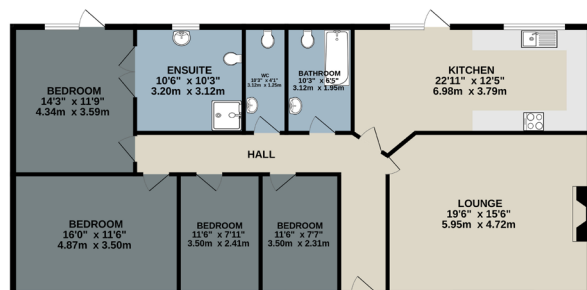
- Gee Cross -

From its fabulous position to the four bedrooms there is so much to describe about this home.

## KEY POINTS

- Adapted bungalow
- Located on a private road
- Four bedrooms
- Three bathrooms
- Large rear sunny garden
- Parking for several cars
- Sociable kitchen/ diner
- Close to all the village amenities
- Excellent transport links
- Werneth Low Country Park on doorstep

GROUND FLOOR  
1426 sq.ft. (132.4 sq.m.) approx.



TOTAL FLOOR AREA: 1426 sq.ft. (132.4 sq.m.) approx.  
While every effort has been made to ensure the accuracy of the figures contained herein, measurements of plots, sections, areas and any other items are approximate and no responsibility is taken for any errors or omissions in the information. The plan is for illustrative purposes only and should be used as such for any planning purposes. The size of the plot and the position of the house are not guaranteed to be as shown on the plan.  
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I was truly amazed at the size of all the rooms and storage that this property offers. You can kick off your shoes in the hallway before entering the kitchen which is a real cooks haven. Adapted to accommodate a wheelchair user it is complete with endless storage and all the appliances you could possibly need. The kitchen/ dining room opens directly onto the large private rear garden, again adapted to be wheelchair friendly. It is a private retreat, with various places to sit you can catch the sun all day. There are endless possibilities of how you would use the space on offer here, however the beautiful sitting room with statement fireplace is the real heart of the home.

Why View

The wide hallway leads to the four bedrooms and three bathrooms. There is a separate toilet and wet room for visiting guests with the family bathroom next door. The family bathroom has a white suite with a shower over the bath for busy mornings or you can have a long soak at the end of the day. The four bedrooms are all generous with fitted bedroom furniture. The principal bedroom is extremely spacious, room for a super king-sized bed, lots of fitted wardrobes and a large en suite shower room.

Outside

With a large sunny garden, parking for several cars with a handy covered area for the inclement weather, this property has been thoughtfully designed. You also have a large storage area to store any number of bikes and gardening equipment.

Out and About

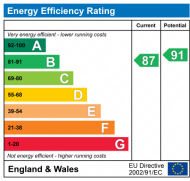
Hepworth Street sits on the edge of Werneth Low, you can be blowing away the cobwebs within moments from home. There are endless routes to take with the dogs, friends and family and then enjoy refreshment at one of the pubs along your route. If the bright lights of Manchester are more your thing, head 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.

We would love to welcome you to Hepworth Street, please download the brochure for more fabulous pictures and call us to arrange a viewing.



TECHNICAL DETAILS

- Freehold
- Council Tax Band: E
- Double Glazed
- Boiler Type – Gas combination
- With off road parking for several cars
- 25 Minute Drive To Manchester Airport/ City Centre
- Fabulous countryside and local amenities on your doorstep



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