



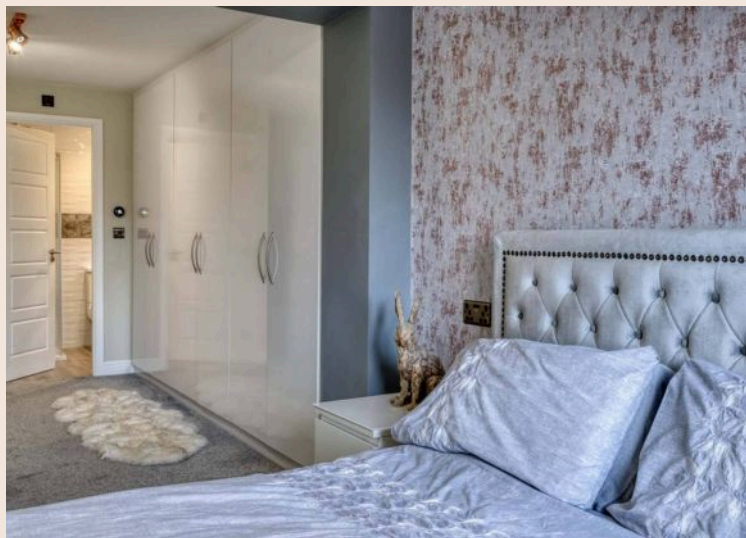
## Rowan Crescent, Gee Cross, Hyde

### Leasehold

Beautiful link-detached home in a popular location • Extended four-bedroom home • Principal with en-suite shower room • Family kitchen/dining room with bi-fold doors • Utility room • Off road parking for two/three cars









If you are looking for a bright and welcoming home, located in a quiet spot this might be the one for you.

On entrance you have a hallway to shake off your wet shoes and coat and access to the downstairs wc.

Through into the spacious lounge, it is larger than you would expect and will easily accommodate a good size sofa. A bay window lets in lots of light and the space is ideal for family nights in or a romantic film evening.

The lounge leads you through into the extended kitchen/dining room.

The light and bright kitchen and dining area overlook the rear garden, and the addition of the utility room means there is plenty of storage options.

You have integrated appliances, great worktop space and good storage. There is space for a dining table for enjoying family dinners. With lovely views over the pretty garden and bi-fold doors to open when the weather is warmer.

The sunny garden is perfectly laid out so you can just move in and enjoy! A patio has been laid for your garden furniture and there is a lawned area for the children to play on whilst you enjoy drinks with family and friends,

Upstairs has also been extended giving larger than average bedrooms.

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The principal bedroom is light, bright and beautifully presented with an ensuite shower room for busy mornings. There are also a range of white gloss fitted wardrobes.

You have two further double bedrooms one over-looking the garden and one to the front. Both of which are ample size for teenagers and guests. The fourth bedroom overlooks the front and is still an ample size for a child or an office.

The family bathroom completes the second floor and has a sparkling white suite, bath and thermostatic shower above, perfect for busy mornings.

Rowan Crescent is situated on a quiet estate just off Grange Road South. You have a selection of local shops nearby and a choice of several larger supermarkets for the weekly shop just two minutes' drive away. You have some fabulous walks within easy reach and Werneth Low is within walking distance. The M60/67 motorway network is a couple minutes' drive away as is the local train station giving you access to the bright lights of Manchester city centre for work or pleasure.

### Technical Details

Leasehold £150 PA

Council Tax Band: D

Driveway for two/three cars

Boiler type and location: Combination/Utility room

Loft: Boarded

Alarm

Date of extension – September 2020

Council Tax band: D

Tenure: Leasehold

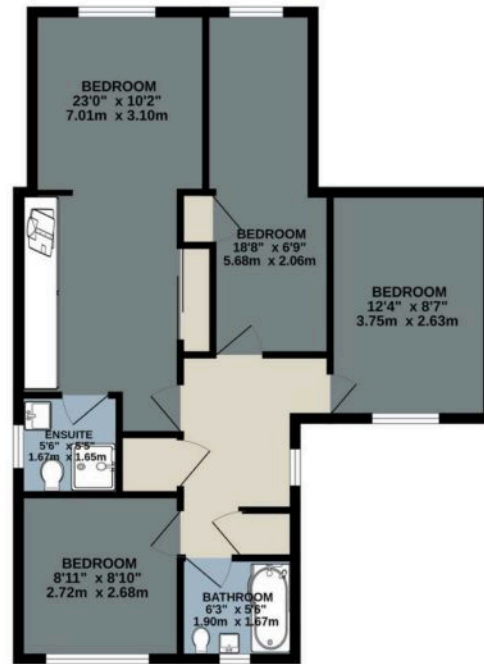
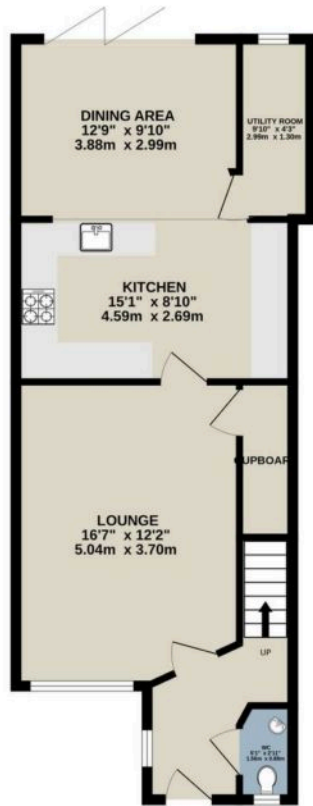
EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B



GROUND FLOOR  
588 sq.ft. (54.6 sq.m.) approx.

1ST FLOOR  
660 sq.ft. (61.4 sq.m.) approx.



TOTAL FLOOR AREA: 1248 sq.ft. (116.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any 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 such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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