



## Marlborough Road

- Gee Cross -

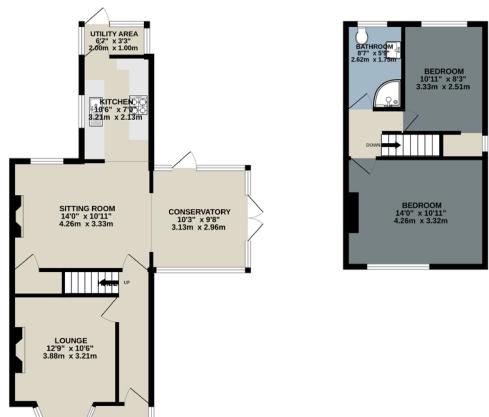
Looking for something different? – this could be the one

### KEY POINTS

- Extended property giving you fabulous living space
- Great reception rooms plus kitchen/diner
- Two double bedrooms
- Large sunny garden
- Lots of outdoor space for entertaining adults and children!
- Garage and off road parking
- Walking and cycling from your front door
- Easy access to Gower Hey Wood

GROUND FLOOR

1ST FLOOR



TOTAL FLOOR AREA: 885 sq ft. (82.2 sq m) approx.

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Welcome to Marlborough Road a beautiful semi-detached property which would make the perfect home for those looking for somewhere to move straight into and enjoy.

On entrance there is a handy vestibule for muddy shoes before the hallway welcomes you in, with a beautiful, original 1930s stained front door. With the tiled floor and pristine décor you start to realise this is not an ordinary home.

Turn left into the fabulous, separate sitting room. You have the benefit of a beautiful large bay window flooding this room with light and a stylish gas fire for cooler evenings while enjoying the latest series on Netflix.

Through to the rear of the property now where the most unexpected surprise awaits.

This open plan room has been extended and leads to an informal dining area in the conservatory. With views over the rear sunny garden and open to the second sitting room and beautiful white coloured kitchen.

A real home cook's kitchen, it is stylish and practical with all the work tops and storage you could ever need. A hidden utility room sits at the back of the property and leads to the rear part of the garden.

The second sitting room gives you the perfect layout to gather all of your friends and family for celebrations and spur of the moment get togethers.

A cupboard under the stairs gives all important Hoover and ironing board storage.

Head to the first floor where there are two good sized bedrooms and family bathroom off the landing.

The principal is at the front of the house with ample built in storage and space for bedside tables, a tranquil place to relax at the end of a long day.

The second double overlooks the rear garden, this would make a great guest room and would also suit a teenager with a small walk in wardrobe.

A stylish white bathroom with three-piece suite, thermostatic shower and is a lovely space to relax in after a long day.

#### Outside

The current owners have created the perfect outdoor space for entertaining and relaxing. You have a patio area for lighting up the BBQ on a sunny afternoon and a place to relax. To the rear of the property the current owners have a delightful herb garden next to the kitchen door. There is a garage for all of your bikes and garden furniture in the winter months and plenty of off-road parking at the front of the property with direct access to the rear for those with muddy paws and feet.

#### Where it is

Marlborough Road is in the perfect location for accessing all the facilities of Gee Cross and Hyde, including two excellent primary schools. You can stretch your legs with a wander through Gower Hey Woods or venture a little further 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. 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 - C
- Boiler location - Kitchen
- Boiler type - Gas
- Loft - Part Boarded/ Light
- Off road parking for several cars
- Garage
- Walking distance into Hyde and Gee Cross



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