



King Edward Road

- Gee Cross -

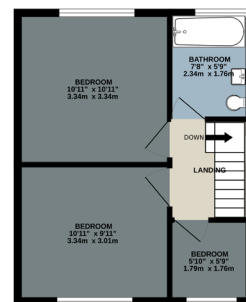
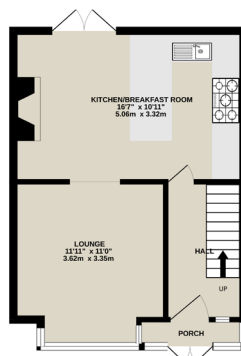
This semi-detached home sits on tree lined King Edward Road, with off road parking for two cars you don't need to worry about parking outside your house.

KEY POINTS

- Central Gee Cross location
- Off road parking for 2 cars
- Garage
- 2 double bedrooms and 1 single
- In the catchment area for Dowson Primary and Alder High School

GROUND FLOOR
367 sq.ft. (34.1 sq.m.) approx.

1ST FLOOR
349 sq.ft. (32.4 sq.m.) approx.



TOTAL FLOOR AREA: 715 sq ft. (66.4 sq m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any 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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The current homeowners have improved this property with new kitchen, bathroom and decorating throughout.

They have also created a new open plan kitchen/dining room, invite all of your friends and family over for a Sunday lunch gathering. The patio doors can be swung open when the sun shines - light the BBQ and enjoy your private patio area. The kitchen has been cleverly designed giving you everything you need, integrated fridge/freezer, dishwasher and washing machine.

The living room is light and airy giving you plenty of options to include any type of sofa. It is the perfect spot for enjoying a cosy film night in.

Why view

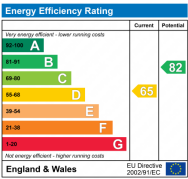
Upstairs the clean white bathroom suite has a thermostatic shower over the bath with enough space to bath and play with the kids, or to enjoy a long soak at the end of the day. There are two double bedrooms. The current master overlooks the rear garden and has fitted wardrobes giving great storage.

The second double at the front is spacious and would easily accommodate a double and the usual bedroom furniture. The third bedroom is currently used as a dressing room but would also make a home office for those working from home.

Outside there is a sunny rear garden with artificial grass and a patio area for the summer BBQ, The current owners have built a new garage for further storage. The block paved driveway has parking for two cars at the front.

Where it is:

King Edward road is tree lined giving it a pretty feel, you are within catchment for Dowson Primary school and Alder CHS. You are within walking distance of all the facilities that Gee Cross has to offer, only a stroll to pick up the morning paper and chocolate for a Friday film night. There are some lovely pubs, a bistro and takeaway when you don't feel like cooking. There is a small play park nearby and Werneth Low Country Park for weekend walks or bike rides. Public transport and the motorway networks are also within easy reach.




TECHNICAL DETAILS

- Freehold
- Council Tax Band - C
- Boiler type - Combination
- Boiler Location - Loft
- Loft - Boarded
- In catchment for Dowson primary and Alder CHS Close to M60/M67 and good rail and bus routes

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