



# Gower Hey Gardens

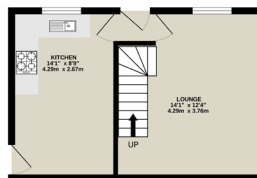
- Gee Cross -

A wonderful, detached home with a fabulous South facing rear garden and separate garage.

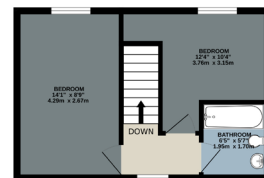
## KEY POINTS

- Detached home in a quiet but convenient location
- New kitchen and bathroom
- Access to local rural areas perfect for Walks & Cycling straight from your front door
- Within easy reach of shops & restaurants in Gee Cross and Hyde
- Garage and Driveway
- Lovely rear South facing garden with shed for storage
- Two double bedrooms

GROUND FLOOR  
297 sq.ft. (27.6 sq.m.) approx.



1ST FLOOR  
297 sq.ft. (27.6 sq.m.) approx.



TOTAL FLOOR AREA: 595 sq.ft. (55.2 sq.m.) approx.

While every effort has been made to ensure the accuracy of the floorplans, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error or omission in the information. The plans are for illustrative purposes only and should be used as a guide only. The information is given as a guide only and should not be relied upon for any purpose. The information is given as a guide only and should not be relied upon for any purpose. The information is given as a guide only and should not be relied upon for any purpose.



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Welcome to Gower Hey Gardens a wonderful, detached home in a quiet but convenient location. This property boasts many desirable features including a garage, driveway, and fabulous South facing rear garden for all your friends and family to enjoy.

On entering the property, you have a hallway to keep your coat and shoes neatly in place.

Head to your right, and you will enter the stunning newly fitted kitchen with a well-placed breakfast bar for socializing and casual dining. The carefully designed layout, prioritises storage, whilst optimising workspace and access to integrated appliances. The sparkling, white quartz work tops with the warm and earthy tones of the cupboard doors makes this kitchen particularly aesthetically pleasing. There is access to the back garden so you can spill out and enjoy the garden and relax on the patio on a warmer evening.

Back into the hallway and to your left, you will find the sitting room. A lovely space to relax after a long day at work or cosy up for a film night.

Head upstairs and to your right, you will find the principal bedroom. This sits at the front of the house and has fabulous space for wardrobes, perfect for someone that needs plenty of storage. The second double bedroom also with a lovely front aspect has cleverly designed built in storage that doesn't encroach on any of the bedroom space making this ideal for teenagers or visiting guests.

A sleek modern newly fitted white family shower room completes the first floor. The wet room style shower area with large glass screen creates a stylish and seamless open plan feel.

Head outside to the south facing garden where a large area of astro turf stretches across the back of the house. The large, raised decking area has ample space to relax and enjoy a glass of wine with family and friends whilst there is plenty of space for children to play.

There is a separate single garage with an additional storage area to the rear.

Where it is

Gower Hey Gardens is located at the end of Osbourne Road. This small collection of beautiful homes are in a great spot for accessing all the facilities of both Gee Cross and Hyde.

You can stretch your legs with a bike ride along the disused railway line at the back of the property or 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.

Local shops include a small Tesco, bakery, various takeaways, restaurants, and beauticians. 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.



Energy Efficiency Rating		
Very energy efficient - lower rating code	Current	Potential
A		87
B		
C	69	
D		
E		
F		
G		
Not energy efficient - higher rating code		
England & Wales		
EU Directive 2002/91/EC		

## TECHNICAL DETAILS

- Leasehold - £150 per annum
- Council Tax Band D
- Boiler Type – Gas located in the Kitchen
- Boiler age – 5 years old
- South Facing rear garden
- Loft – Boarded with light and ladder

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could take 2 minutes  
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small business like us.



SCAN ME