



# Hudson Road

- Gee Cross -

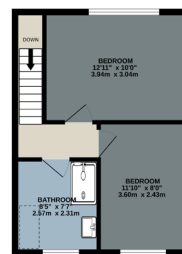
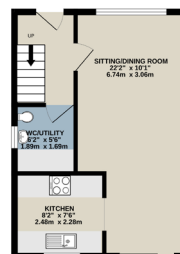
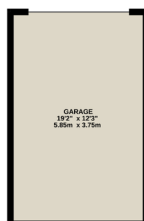
A short walk from Gee Cross village and you arrive at Hudson Road, a modern family home ready to move into.

## KEY POINTS

- Modern Semi Detached
- Fabulous South facing garden
- Driveway for multiple cars
- Garage
- Close to Dowson School and Alder High School
- Open countryside just a few minutes' walk away

GROUND FLOOR  
561 sq ft (51.8 sq m) approx.

1ST FLOOR  
340 sq ft (31.6 sq m) approx.



TOTAL FLOOR AREA: 901 sq ft (83.5 sq m) approx.  
While every effort has been made to ensure the accuracy of the floorplan, the floorplan is for information only and is not intended to be used as a basis for any legal or financial transaction. The floorplan is for information only and is not intended to be used as a basis for any legal or financial transaction. The floorplan is for information only and is not intended to be used as a basis for any legal or financial transaction.



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This two bedroomed home has been modernised over the years by the current owners and now offers a sleek kitchen and handy utility room with downstairs wc.

Through the front door into the hallway with storage space for shoes and handy access to the downstairs WC and utility room. This room is perfect for busy families with plenty of space for your washing machine and dryer plus a drying rack if you would like one.

If family style open plan living/entertaining space is on your list of requirements this home won't disappoint. The lounge has ample room for a large sofa and chairs giving you the ideal place to retreat to after an evening of entertaining, or when you fancy a night in the front of a film.

The dining area at the back of the property overlooks the rear garden and gives you a glimpse of this magical garden through the patio doors.

The kitchen is a lovely place to cook while overlooking the stunning garden. Plenty of work top space and storage with integrated appliances.

Why View

Upstairs now and there are currently two bedrooms and a stylish family shower room.

The principal bedroom at the front of the property has ample space for wardrobes and a double bed.

The second bedroom is at the back of the property with space for a single bed and has fitted wardrobes with views of the beautiful garden.

The family shower room has a luxurious walk-in shower to wake you up in the mornings.

The south facing garden gets the sun all day, enjoy with a morning cup of tea or watch the sun go down with friends and a glass of fizz. Relax on a sun bed and soak up the peace and quiet. There is ample space to entertain your friends.

There is a handy garage and driveway for multiple cars, the front garden sets the house back from the road.

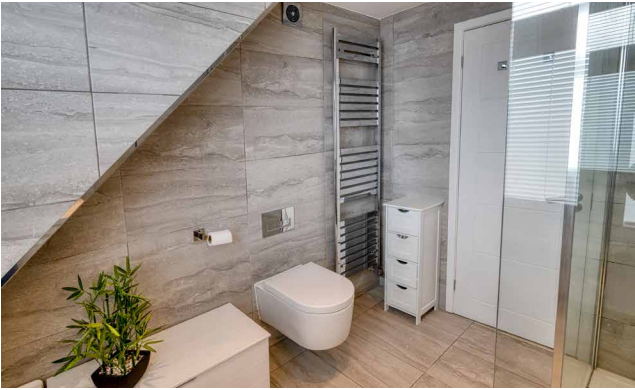
Where it is

Hudson Road sits on the edge of Werneth Low, you can be blowing away the cobwebs within minutes from home, there are endless routes to take with the dog, or take the children to see the horses 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 small Tesco, bakers, takeaways and small play park for little ones.

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




Energy Efficiency Rating		
Very energy efficient - lower rating code	Current	Potential
A (1-10)		91
B (11-15)		
C (16-20)		
D (21-25)	63	
E (26-30)		
F (31-35)		
G (36-50)		
Not energy efficient - higher rating code		
England & Wales EU Directive 2002/91/EC		

TECHNICAL DETAILS

- Tenure: Freehold
- Council Tax Band: C
- Boiler Location: Loft
- Boiler Type: Gas Combination
- Loft: Boarded / Light / Ladder
- Garage
- Driveway

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