



## 71 Brabyns Road, Gee Cross, Hyde

£275,000 Freehold

Newly fitted shower room • Quiet cul de sac position • Pretty rear garden • Conservatory • Close to all the village amenities • Excellent transport links • Werneth Low Country Park on doorstep









Welcome to Brabyns Road, this beautiful bungalow is in a sought after, quiet but convenient location. This much-loved bungalow is set back from the road with a generous driveway for parking up to three cars.

On entering the property, you have a lovely hallway which leads to the bright living room space perfect to relax after a long day or just to enjoy the views into the pretty garden with family and friends.

The delightful conservatory brings the garden into the home and offers another sitting area for visiting guests. The rear garden boasts beautiful established flowering shrubs, a small tranquil pond and a paved area to make sure you make the most of those sunny days and warmer evenings.

The fully fitted kitchen overlooks the rear garden and gives you the space for all the required kitchen appliances.

A generous principal bedroom sits at the front of the property and has the convenience of fitted furniture. It is a lovely space to escape to at the end of a busy day. The second bedroom also has fitted furniture and space for a small double bed.

There is also a recently fitted, modern shower room with a good size storage cupboard.

Where it is

The popular Brabyns 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 grand children to see the horses and then enjoy a refreshment at one of the local 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 a community centre with activities from 2- 90 years olds!



Tenure: Freehold

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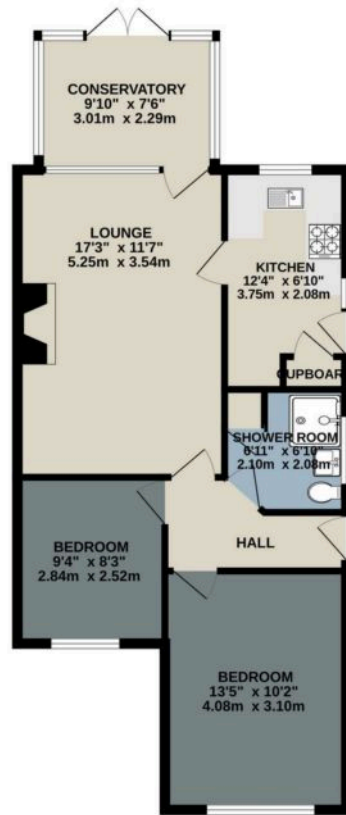
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GROUND FLOOR  
650 sq. ft. (60.4 sq.m.) approx.



TOTAL FLOOR AREA : 650 sq. ft. (60.4 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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