



Dowson Road, Gee Cross, Hyde

Leasehold

Semi detached period property • Highly sought after location • Within catchment for Dowson Primary School and Alder High School • Stunning interior finished to the highest standard • Downstairs wc • Three bedrooms , two doubles and a single • Driveway for two cars





There is a small porch area to shake off your wet coat and shoes before entering your elegant hallway with original staircase. Turn right where you will find the beautiful living room, the bay window lets in the light and together with its modern décor and cosy new carpet, this room invites you to spend time with family and friends.

Back into the hallway and through to the very stylish dining room. With patio doors overlooking the garden and unusual ceiling windows, this is again a lovely light room ideal for a dining table or second sitting room. The fitted storage cupboards are perfect for storing the family's games and toys. On warmer days, throw open the patio doors and spill out into the garden and let the children play.

Straight through to your brand-new stunning kitchen, with space for all the required appliances plus ample worktop and cupboard space. This room would work for those that like to cook and those that want to warm up a pre-cooked dinner! There is a small extension at the back of the kitchen, ideal for taking off those muddy gardening shoes and houses a handy downstairs WC.

Upstairs there are two double bedrooms plus a third single.

The principal bedroom sits at the front of the house and has a matching bay to let in the light and add character. You have ample space for your clothes and shoes in the new fitted furniture alongside the king size bed of your dreams. The second double overlooks the rear garden and again has ample space for all your bedroom furniture requirements.

Your third bedroom is a single at the front of the property, this would easily accommodate a child or a home office for those needing to work from home.

A family bathroom completes the second floor; the white three-piece suite is completed by a shower over the bath and is fully tiled.

Outside

To the front are two car parking spaces and steps up to the front door. The landscaped rear garden has an artificial lawn for the children to play on and pleasant raised borders for those with green fingers to enjoy.

Where it is

Dowson Road is the perfect location for accessing public transport, heading to the M67/M60 motorway for commuting and enjoying the outdoor life. Bredbury train station with its free car park is a few minutes' drive away, so if you want to travel by train for work or pleasure this is a great option. Stroll into Gee Cross where you will find a Tesco Express for those last-minute items, a bakery, Indian takeaway, bistro and several pubs with good food options. You can blow the cobwebs away on Werneth Low and enjoy a pint at the Hare and Hounds. You are within the catchment area for the local schools, Dowson Primary Academy, Holy Trinity and Alder Community High School for the older children.

Council Tax band: C

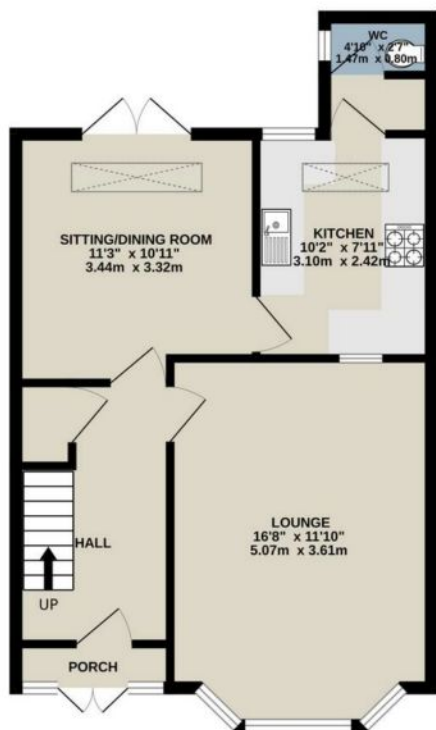
Tenure: Leasehold

EPC Energy Efficiency Rating: E

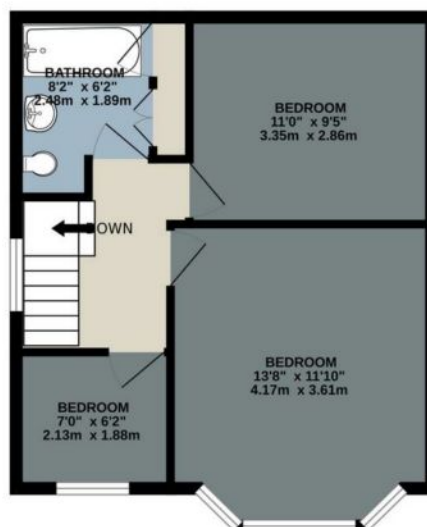
EPC Environmental Impact Rating: E



GROUND FLOOR
511 sq.ft. (47.4 sq.m.) approx.



1ST FLOOR
415 sq.ft. (38.5 sq.m.) approx.



TOTAL FLOOR AREA: 925 sq.ft. (86.0 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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