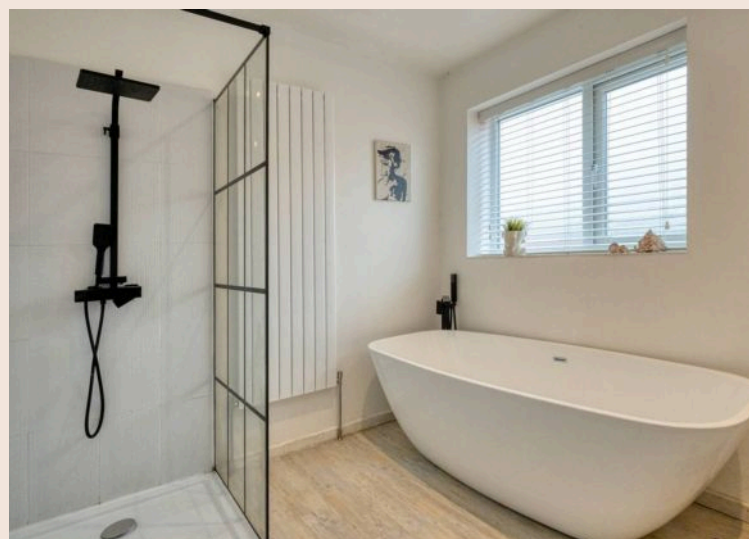
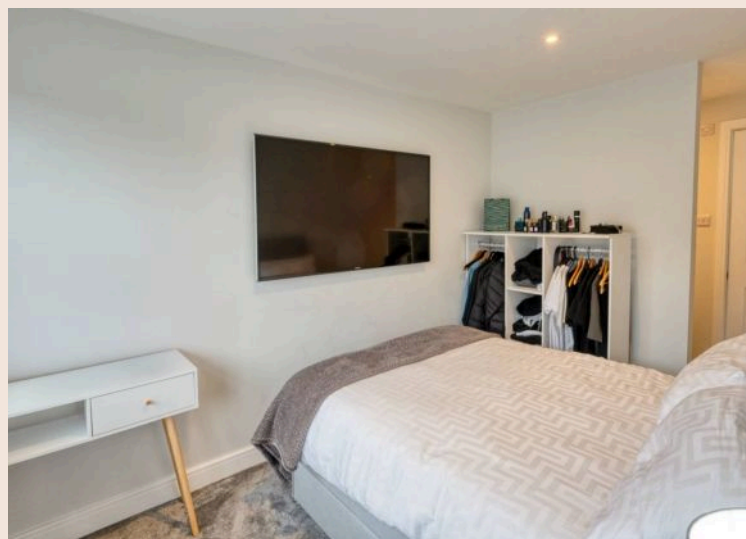


1a, Acorn Avenue, Gee Cross, Hyde

Leasehold

Located In A Highly Sought After Central Area Of Gee Cross • Detached • Recently Renovated Kitchen • Recently Renovated Bathroom • South West Facing Garden





Acorn Avenue is an absolute gem, offering a blend of modern comforts and classic charm with flexible living space for all of the family..

Upon entering the hallway, you are greeted by the sense of space and natural light throughout this charming home. The living room to your left is filled with natural light for multiple windows that creates a warm and inviting atmosphere. It's the perfect spot to unwind after a long day or entertain guests on the weekends. There's also a cosy fireplace to cosy up to during the colder months.

The recently renovated kitchen/breakfast room truly is the heart of the home. With a central island and sleek countertops, modern appliances, and ample storage space for all your culinary essentials it really is a chef's dream. A large window seat is the perfect spot for guests to sit and relax with a cocktail while you cook up a storm.

Continue through to the back of the property where you will find a great space to accommodate either a playroom or office. The current owners are using this space as a guest bedroom as there is also a downstairs WC next door and a large storage cupboard.

The upstairs of the house features three generously proportioned bedrooms, each offering a peaceful retreat at the end of a long day. Natural light floods these rooms, creating a warm and inviting atmosphere that enhances the overall appeal of the house.

The principal bedroom is spacious and bright, with plenty of room for a king-size bed and additional furniture. The other two double bedrooms are also generously sized and can easily accommodate a growing family or visiting guests. The recently renovated bathroom with high-quality fixtures and finishes adds a touch of luxury to this essential space.

The bathroom is a tranquil retreat where you can pamper yourself and unwind in style. It features a contemporary bathtub, and a separate shower area.

Getting ready in the morning will be a pleasure in this tastefully designed space.

Outside, the property boasts a lovely south-west-facing wrap around garden that is perfect for enjoying the sunshine and alfresco dining. Whether you're hosting a summer barbeque or simply relaxing with a good book, this outdoor space is sure to become your favourite spot to soak up the fresh air and natural surroundings. The driveway can easily accommodate two large cars at the rear of the property.

Located in a highly sought-after area, this property offers the perfect blend of tranquillity and convenience. You'll be just a short walk away from local shops, cafes, and pubs, as well as excellent schools and Werneth Low Country Park. There's also easy access to public transportation, making it a breeze to explore the wider area. The M60 is moments away , with three local train stations allowing you access to Manchester City Centre in under 30 mins.

Leasehold

Council Tax Band: D

Double glazed

Boiler: Gas Combi

EPC Energy Efficiency Rating: F

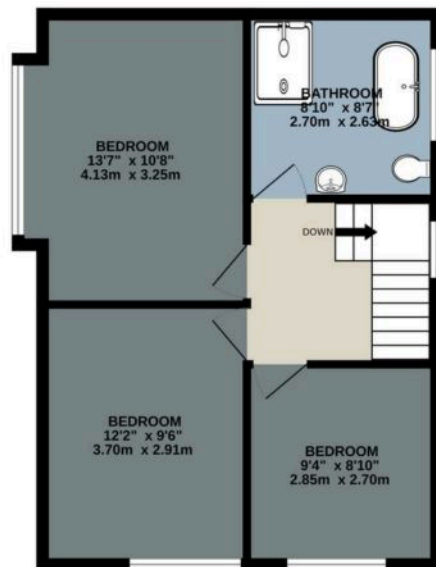
EPC Environmental Impact Rating: F



GROUND FLOOR
619 sq.ft. (57.5 sq.m.) approx.



1ST FLOOR
482 sq.ft. (44.8 sq.m.) approx.



TOTAL FLOOR AREA: 1102 sq.ft. (102.3 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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