



FLAT 1 THORNECLIFFE

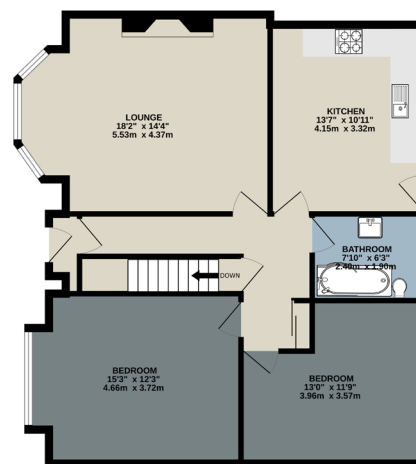
- HYDE -

Looking for an immaculate ground floor apartment with style and character but conveniently located? This one is for you.

KEY POINTS

- Within Walking Distance of Gee Cross Village
- Stunning Ground Floor Apartment
- Beautiful Period Interior
- Allocated Parking & Garage
- Communal Garden to Rear

GROUND FLOOR
868 sq.ft. (80.6 sq.m.) approx.



TOTAL FLOOR AREA: 868 sq.ft. (80.6 sq.m.) approx.
We've every effort has been made to ensure the accuracy of the floor plan contained here. Measurements of this nature, taken by hand, are not guaranteed and are approximate. It is recommended that you measure the property yourself before purchasing. The services, systems and appliances shown here have not been tested and no guarantee is given for their operation.



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Wander down to the end of Kensington Street in Gee Cross and you will find this grand, hidden gem which has been converted into two beautiful apartments. Set in tranquil, private gardens there is a real sense of peace when you arrive.

With your own parking space and garage tucked away at the rear of the property and a further outhouse which could make the perfect working from home space.

The current owner has created a place to move straight into and enjoy whilst you consider which bits you wish to personalise.

The welcoming hallway leads you along the corridor and turning left into the impressive lounge where the light from the large bay window floods this space with light.

Copious original features lend an air of grandeur that is sure to impress your visiting friends and family. An impressive fireplace and gas fire takes centre stage with space for any number of sofas and chairs.

Back into the hallway now and to the rear of the property is the pretty kitchen, with space for all of your appliances and a large table and chairs, this really is the hub of the home. Perfect for drinks parties and catching up with family and friends.

On sunny days there is access to the shared rear yard for drying your clothes outside and a separate out house which, with a little improvement would make the perfect hobby room or work from home space

Back along the hallway is a family bathroom, it is clean and bright with a three-piece white suite. The principal bedroom sits at the front of the property and is immaculate, with the same large windows showcased in the lounge.

With space to spare this room feels very luxurious, it can easily accommodate a king-sized bed, and has an original cupboard providing lots of space for storage.

A storage cupboard opposite the principal bedroom is perfect for storing towels and bedding with a further door leads to a small cellar for further storage if needed.

At the end of the hallway is the second double bedroom. Ideal for visiting guests or a teenager hide away there are large, fitted wardrobes and space for a double bed.

If you can tear yourself away the property has beautiful, landscaped gardens offering privacy and beautiful walks on your doorstep.

Where it is

Thornecliffe is tucked away at the end of Kensington Street in Gee Cross. You are within walking distance of all the facilities that Gee Cross has to offer, only a stroll to pick up the morning paper and chocolate for a Friday film night.

There are some lovely pubs, a bistro and takeaway when you don't feel like cooking. Werneth Low country park for weekend walks or bike rides is a few minutes' walk away. Public transport and the motorway networks are also within easy reach.



TECHNICAL DETAILS

- Council tax band: A
- Tenure: Leasehold 956 Yrs remaining
- £20 PA : Ground Rent
- Septic Tank
- Boiler location; Kitchen
- Boiler type : Gas Combination 3 Yrs Old
- Allocated car parking & garage

Energy Efficiency Rating		Current	Potential
Band A	92-100		
Band B	81-91		
Band C	69-80		
Band D	55-68	61	70
Band E	39-54		
Band F	13-38		
Band G	1-12		

England & Wales

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