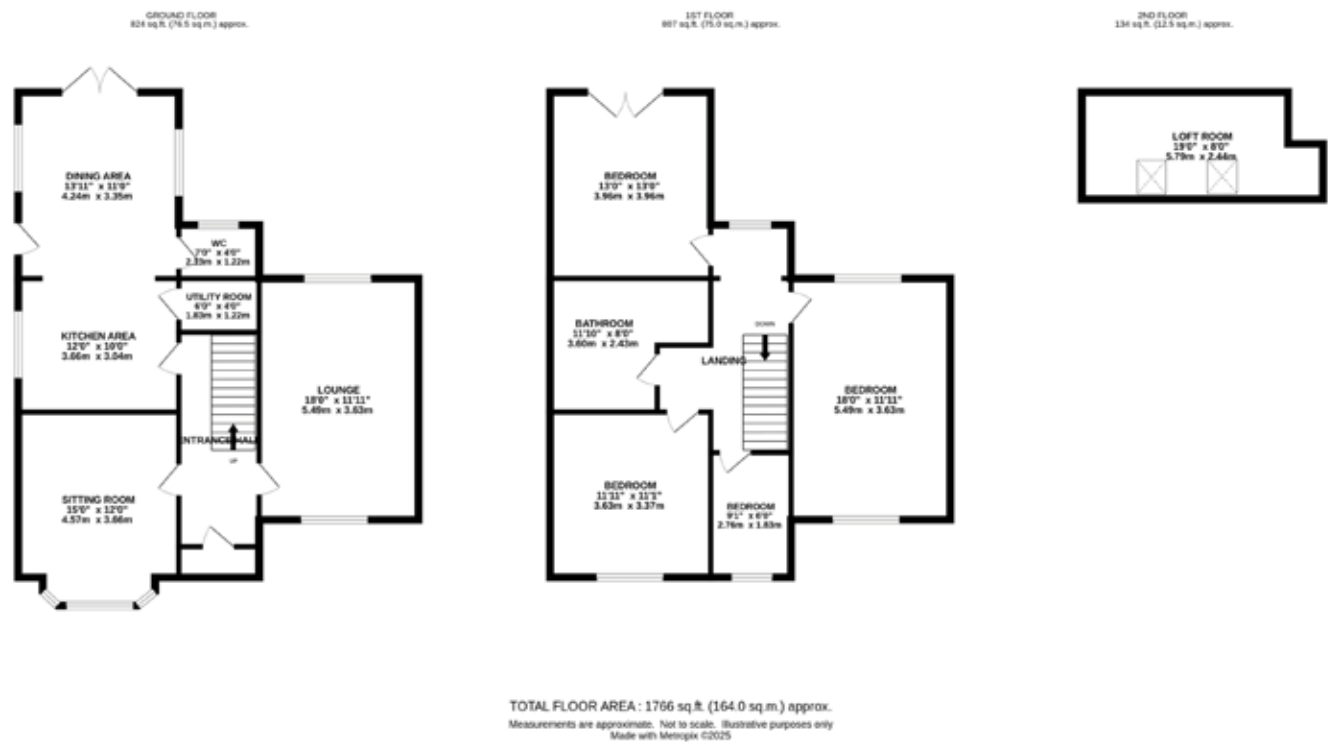


41 HIGHAM LANE
Gee Cross, Hyde
£650,000



NOTICE
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THE AREAS LEADING ESTATE AGENCY

Marple Bridge
10, Town Street, MARPLE BRIDGE SK6 5DS
0161 427 2488 marple@gascoignehalman.co.uk

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GASCOIGNE HALMAN

Presented to the highest possible standard we offer this well proportioned FOUR bedroom detached family home offering stylish living accommodation and situated within this popular residential area on the edge of Werneth Low Country Park.

- EXTENDED DETACHED FAMILY HOME
- TWO LARGE RECEPTION ROOMS AND DELIGHTFUL KITCHEN DINER
- DOWNSTAIRS WC AND UTILITY ROOM
- MODERN, STYLISH BATHROOM SUITE

- GOOD SIZED LAWNED REAR GARDEN WITH TWO PATIO AREA'S
- FOUR GOOD SIZED BEDROOMS
- LARGE LOFT STORAGE ROOM WITH PULL DOWN LADDER
- CLOSE TO COUNTRYSIDE AND EXCELLENT TRANSPORT LINKS

£650,000

41 HIGHAM LANE

Gee Cross, Hyde



Thoughtfully extended and modernised by the current owners, only a personal viewing will allow potential purchasers the opportunity to appreciate fully the extent and quality of accommodation offered by this detached family home. Located at the heart of a pleasant plot with this highly regarded area on the Edge of Werneth Low. In brief, the property comprises: hall, lounge with feature fireplace, family room with contemporary gas fire, and stunning kitchen with an extensive range of integral appliances which opens through to a beautiful dining area with doors leading out to the garden. There is also a downstairs WC and a separate utility room. To the first floor, there is a spacious landing, four

bedrooms and a luxurious family bathroom. The loft has been converted to provide a hobby room accessed via a pull down ladder. Externally, a driveway provides off road parking. There are gardens to the front and rear which are mainly laid to lawn with mature trees and shrubs. The driveway provides ample off road parking.

LOCATION

Gee Cross caters for most day to day requirements and boasts popular primary schools, whilst nearby Hyde offers a wide range of shops, restaurants, educational and recreational facilities. For the commuter Hyde station offers services to Manchester city centre and the access points to the Northwest motorway network can be found at the M67 Hyde junction, Stockport East and Bredbury junctions.

DIRECTIONS

For SatNav Purposes: SK14 5LX

TENURE

Leasehold for a term of 999 years from 15th October 1929. To be confirmed by Solicitors.

SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.

LOCAL AUTHORITY

Tameside MBC . Council Tax Band : F

VIEWING

Viewing strictly by appointment through the Agents.

T W E N T Y N E T W O R K E D O F F I C E S T H R O U G H O U T C H E S H I R E , S O U T H M A N C H E S T E R & T H E H I G H P E A K



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