



Buckley Close, Gee Cross, Hyde, SK14 5LG

Price guide £330,000

This unique property offers very flexible accommodation which can suit a number of potential purchasers. The property can be used as a whole or divided either to create a suite ideal as a granny/young adult annexe, or to create two distinct units ideal as rental dwellings. Currently the property is divided into two separate units which are separately rented with a current combined rental income of approximately £15,500 per annum and it is possible for an investor to purchase the property with the existing tenancies. Alternatively a purchaser may decide to live in one part of the property and rent the other side as an investment income. As these properties are currently rented they have been assessed separately by the council for council tax and have been named 1A and 1B for postal purposes. Both properties have also had separate EPC 's carried out and copies of both are on our files.

The property is divided into two sides accessed from a linking hallway. The left hand side comprises; entrance hall, fitted kitchen, large lounge/dining room, two bedrooms and bathroom. The right hand side comprises; hall, dining kitchen, downstairs bathroom and downstairs bedroom whilst to the first floor there is a further bedroom with an en suite bathroom. Externally the property has the benefit of gardens to the rear and side and ample off road parking.

MORE PHOTOGRAPHS TO FOLLOW FOR THE LEFT HAND PROPERTY (1a)

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Note

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GROUND FLOOR

Entrance Hall

The main entrance to both properties (1a and 1b) is in the centre of the two buildings as shown on the front elevation photograph and is approximately 13 foot long. At some stage the left hand door giving access to no 1a has been covered over so access to no1a is via the left hand side elevation of the property so currently this hall gives access to the right hand side property (1b). UPVC double glazed front entrance door with frosted leaded light insert, uPVC double glazed rear door to the rear garden, door to inner hall for no1b.

LEFT HAND SIDE (1a)

Entrance Hall 1(a)

Kitchen (1a) 3.38m x 3.38m max (11'1 x 11'1 max)

Lounge/Dining Room (1a) 6.96m x 6.10m max (22'10 x 20'0 max)

FIRST FLOOR (1a)

Landing Area (1a)

Bedroom One (1a) 2.77m x 3.02m max (9'1 x 9'11 max)

Bedroom Two (1a) 3.99m x 2.69m max (13'1 x 8'10 max)

Bathroom (1a) 1.24m x 2.16m max (4'1 x 7'1 max)

Outside (1a)

Paths and Driveways (1a)

Gardens (1a)

RIGHT HAND SIDE (1b)

Further Entrance Hall (1b)

Door to main hall, central heating radiator.

Lounge (1b) 3.91m x 2.77m max (12'10 x 9'1 max)

Laminate floor, uPVC double glazed front window, double central heating radiator.

Dining Kitchen (1b) 3.35m x 2.49m plus understairs storage (11'0 x 8'2 plus understairs storage)

Modern fitted kitchen comprising of matching wall, drawer and base units, single drainer stainless steel sink unit with cupboard under, ample worktop surfaces, further space under stairs for additional cupboards and worktop, matching breakfast bar, tiled floor, built in 4 ring gas hob, electric oven and extractor hood, tiled splash-backs, uPVC double glazed rear door to rear garden, uPVC double glazed rear window, central heating radiator.

Bathroom (1b) 2.16m x 2.13m max (7'1 x 7'0 max)

Modern white suite comprising of panelled bath, overhead shower and curtain on rail, pedestal wash hand basin and low level wc suite, complimentary wall tiling, storage cupboard for boiler, central heating radiator.

Bedroom Three (1b) 3.78m x 2.67m max (12'5 x 8'9 max)

Laminate flooring, uPVC double glazed front window, central heating radiator.

FIRST FLOOR (1b)

Landing (1b)

Loft access.

Bedroom Four (1b) 4.62m x 3.58m max (15'2 x 11'9 max)

Built in storage cupboard over stairs with shelving, doors to landing and en suite bathroom, uPVC double glazed rear window, double central heating radiator.

En Suite (1b) 1.65m x 1.98m max (5'5 x 6'6 max)

Modern white suite comprising panelled bath, overhead shower and folding louvre screen, pedestal wash hand basin and low level wc suite, complimentary wall and floor tiling, frosted uPVC double glazed front window, heated towel rail.

OUTSIDE (1b)

Gardens (1b)

Enclosed rear garden area which includes a timber decking area with lawn and conifer/fenced boundaries. Flagged front garden for off road parking.

Additional Note

The two sides of the property each have their own separate gas and electricity supplies. The property is rated as a single house for council tax purposes. We are informed that the current owner has rented out each side of the property and currently yields an annual rent in the region of £15,500.

Directions

From Edward Mellor Woodley Office proceed along Hyde Road passing Woodley Shopping Centre on the left hand side, continue along Hyde Road passing the Joshua Bradley Public House on the right hand side, take the next turning right into Stockport Road, continue along Stockport Road and on the left hand bend turn right onto Joel Lane, continue along Joel Lane and take the first turning right into Buckley Close where the property can be found on the left hand side.

Viewing Arrangements

Viewings on this property can be arranged by contacting any of our 10 branches up to 8.30pm Monday – Thursday and normal branch opening times Friday and Saturday. Please note that the Woodley Branch is dealing with the viewing of this property



Lounge (1b)



Dining Kitchen (1b)



Bedroom Three (1b)



Bedroom Four (1b)



En Suite (1b)



Gardens (1b)