



Silver Hill Road, Gee Cross, SK14 5QA

This beautifully presented, 1920's bay-fronted semi-detached house has been the subject of an extensive refurbishment programme in recent years that has created a fabulous open-plan ground floor living space with distinct lounge and adjoining kitchen/dining space that runs across the rear of the house with central island unit. Upstairs there are three good sized bedrooms (one with fitted wardrobes) and a modern family bathroom. Outside there is a driveway that used to house a garage and the enclosed rear garden comprises a patio/sitting area, lawned garden and well-stocked flower beds. Tenure: Long Leasehold. Council Tax Band: C. EPC rating: D.

Price Guide: £260,000



ENTRANCE HALL

16' 3" x 5' 5" (4.95m x 1.65m)

LOUNGE

15' 1" into bay x 11' 6" (4.59m x 3.50m)



DINING AREA

13' 5" plus bay x 11' 6" (4.09m x 3.50m)



KITCHEN AREA

11' 10" x 5' 3" (3.60m x 1.60m)



FIRST FLOOR LANDING

BEDROOM ONE

13' 5" x 11' 8" (4.09m x 3.55m)



BEDROOM TWO

12' 2" x 11' 1" (3.71m x 3.38m)



BEDROOM THREE

9' 3" x 6' 0" (2.82m x 1.83m)

FAMILY BATHROOM

7' 4" x 5' 5" (2.23m x 1.65m)



OUTSIDE



VIEWING ARRANGEMENTS

Viewing is strictly by appointment with Thomas Lardner Romiley Office - telephone number 0161 494 5136.



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