



Brooks Avenue, Gee Cross. SK14 5HP

This well presented period terrace home is located in an extremely popular cul-de-sac close to Gee Cross Village and Hyde Town Centre. Sure to interest first time buyers with its spacious accommodation the property features: Entrance vestibule, living room, modern fitted dining kitchen with 2 good sized bedrooms (master with original fireplace), and modern bathroom. Gas central heating is installed along with uPVC double glazing and outside there are patio gardens to the front and rear. Offered with no onward chain we would suggest an early viewing if you do not want to miss out. EPC rating C. Tenure Leasehold Ground Rent TBC. Council Tax Band B

Offers In Excess of £180,000



LIVING ROOM

14' 2" x 14' 0" (4.31m x 4.26m)



BEDROOM TWO

10' 2" x 8' 2" (3.10m x 2.49m)



OUTSIDE



FITTED KITCHEN

13' 11" x 10' 2" (4.24m x 3.10m)



BATHROOM

7' 6" x 5' 5" (2.28m x 1.65m)



BEDROOM ONE

14' 2" x 14' 0" (4.31m x 4.26m)



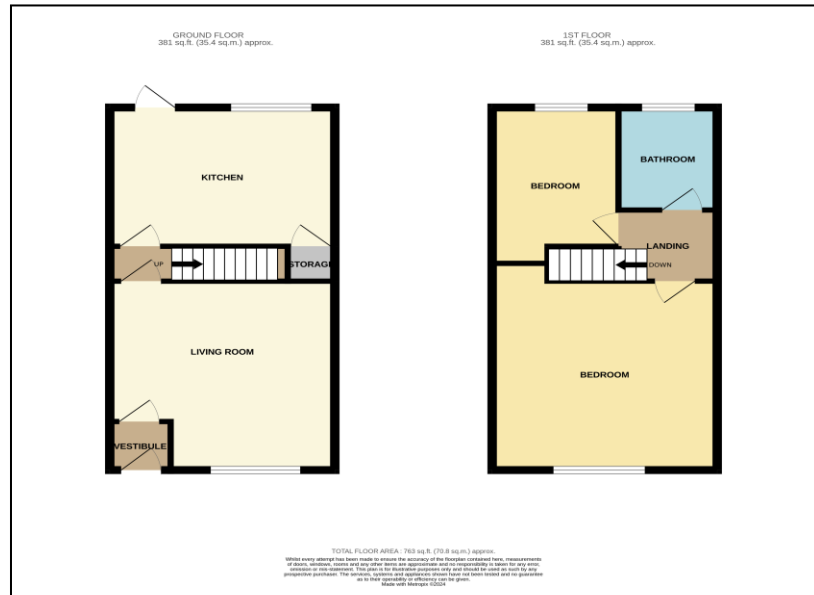
VIEWING ARRANGEMENTS

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

EPC Rating - TBC

TENURE - Leasehold

Council Tax Band - C



Thomas Lardner Estate Agents, which is a trading name of Stockport Residential Ltd, for themselves and for the vendors or lessors of this property whose agents they are give notice that: (1) all measurements are approximate and any plans provided are not to scale; (2) the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute, nor constitute part of, an offer or contract; (3) we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify that they are in working order or fit for purpose; (4) solicitors should confirm moveable items described in these particulars are, in fact, included in the sale since circumstances change during marketing or negotiations.

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