



Lord Derby Road, Gee Cross, Hyde, SK14 5EQ

Enjoying an enviable position on this sought after development close to Gee Cross Village is this stunning semi detached home. Having undergone a comprehensive refurbishment in 2019 the property has a fabulous extended open plan living/dining space with fitted kitchen including a range of integral appliances, central island and patio doors to the landscaped gardens and patio area. The contemporary styled accommodation also features: Entrance hall with composite door, lounge with feature fireplace, 3 good sized bedrooms and a luxury family bathroom. Gas central heating is installed (new Vaillant boiler 2019) along with uPVC double glazing, soffits and fascias etc. A pull down ladder leads to the part boarded loft space and there is an attached storage garage with further workshop/storage area behind. The block paved driveway provides plenty of Cont. Overleaf...

Price Guide: Offers Over £375,000



off road parking and the rear gardens enjoy a welcome degree of privacy. Be quick - this one is sure to prove popular. Council Tax Band: C. Tenure: Freehold. Energy Rating: D.

ENTRANCE HALL

13' 6" x 6' 5" (4.11m x 1.95m)



BEDROOM TWO

10' 5" x 10' 1" (3.17m x 3.07m)



BEDROOM THREE

9' 4" x 7' 2" (2.84m x 2.18m)

LUXURY FAMILY BATHROOM

8' 3" x 7' 2" (2.51m x 2.18m)



STORAGE GARAGE

9' 6" x 7' 0" (2.89m x 2.13m)

WORKSHOP/STORAGE ROOM

9' 6" x 7' 0" (2.89m x 2.13m)

LOUNGE

13' 0" x 10' 10" (3.96m x 3.30m)



OPEN PLAN LIVING/DINING ROOM WITH FITTED KITCHEN

20' 8" x 17' 4" (6.29m x 5.28m)



LANDING

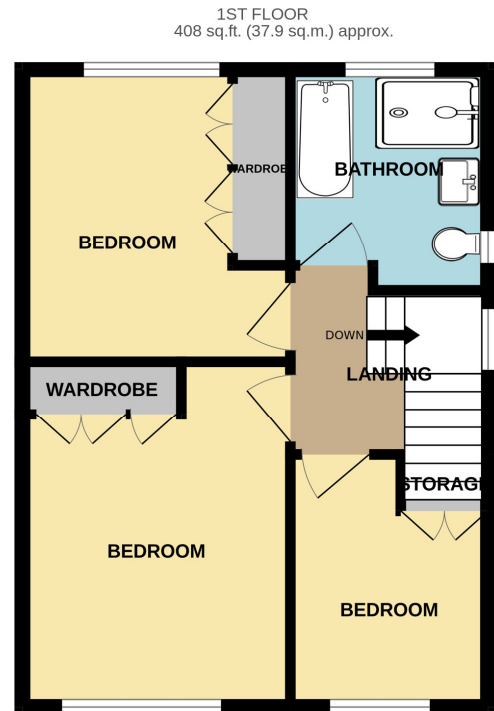
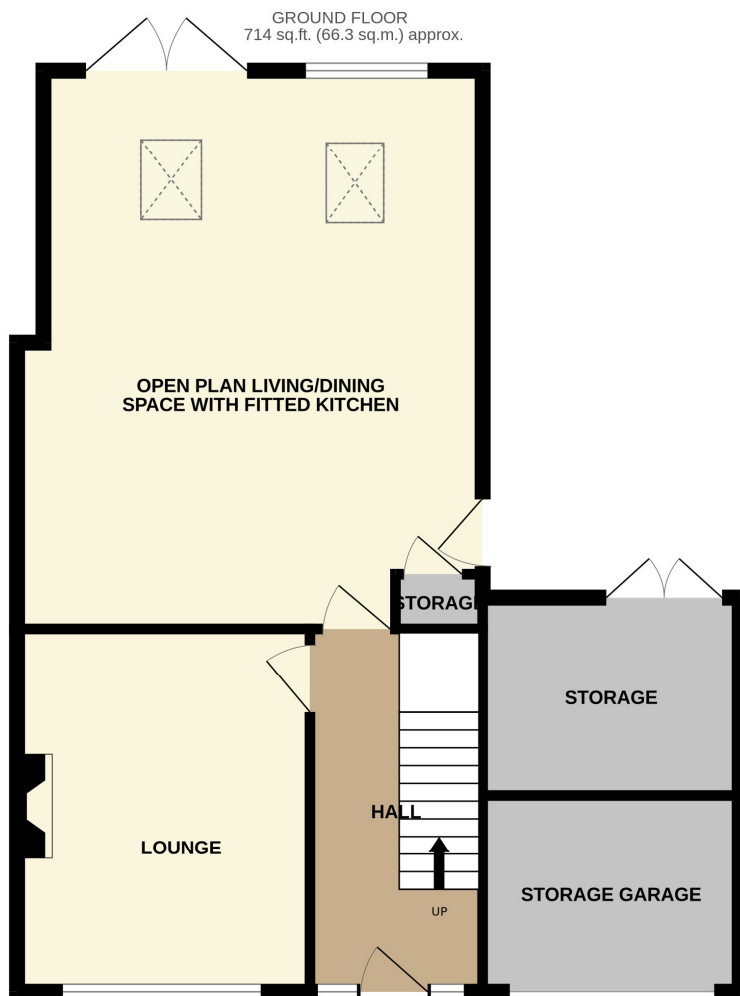
6' 4" x 6' 3" plus doorway (1.93m x 1.90m)

BEDROOM ONE

12' 10" x 10' 1" (3.91m x 3.07m)

VIEWING ARRANGEMENTS

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



TOTAL FLOOR AREA : 1121 sq.ft. (104.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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