



## Kew Avenue, Gee Cross, Hyde, SK14 5QE

**Offers over £269,500**

Immaculately presented is this **NEWLY RENOVATED** three bedroom semi-detached property ideally located at the end of a quiet cul de sac in Gee Cross, Hyde and offers ready to move into accommodation of which only a full personal inspection will fully reveal

The well planned, chain free and family sized accommodation has undergone an extensive modernisation program and has been much improved by the present owners with accommodation that briefly comprises: Entrance hallway, good sized lounge and a superb open plan living area, dining room and new fitted kitchen with patio doors providing access to the newly landscaped decked patio area. Whilst to the first floor there are three good sized bedrooms and a newly fitted bathroom/WC. To the outside the property has gardens to the front and rear with parking to the front for two/three vehicles. The property is further complemented by Upvc double glazing and gas central heating ensuring that this property will appeal to even the most discerning of purchasers.

Renovated and Immaculate Property - Viewing Highly Recommended!





## GROUND FLOOR

### Hallway

Composite double glazed front door, laminate wooden floor, stairs to the first floor with under stairs storage, radiator.

### Lounge

9'6" x 11'7" (2.90m x 3.54m)

Upvc double glazed bay window to front, newly fitted carpet, radiator.

### Open Plan Living/Kitchen

11'9" x 17'4" (3.57m x 5.28m)

Fantastic light and airy room with Upvc double glazed patio doors to the decked rear patio area. The kitchen is fitted with a matching range of base and wall units in grey with black fitted single drainer sink unit with worktops over, fitted four ring electric hob with extractor hood above and electric oven below, space and plumbing for automatic washing machine, Upvc double glazed windows to the rear, gas central heating boiler, inset ceiling spot lights, laminate wooden floor and radiator.

## FIRST FLOOR

### Landing

Upvc double glazed window to side.

### Bedroom 1

10'6" x 10'1" (3.20m x 3.07m)

Upvc double glazed bay window to front, newly fitted carpet and radiator.

### Bedroom 2

10'9" x 10'2" (3.27m x 3.10m)

Upvc double glazed box bay window to rear newly fitted carpet and radiator.

### Bedroom 3

7'7" x 6'11" (2.31m x 2.11m)

Upvc double glazed window to front, newly fitted carpet and radiator.

### Bathroom/WC

Superb new fitted bathroom suite in white, grey and black comprising of a panelled bath with shower screen mixer rain shower, vanity wash hand basin, low level WC, Upvc double glazed window to side, partially tiled walls, newly fitted decorative flooring and heated towel rail.

## OUTSIDE

### Gardens & Driveway

To the front is a garden with flower and herbaceous borders, mature bushes and gate leading to the good sized rear garden with decked patio area, lawned garden area, fenced boundaries, paved walkways and mature conifers.

## DISCLAIMER

Home Estate Agents believe all the particulars given to be accurate. They have not tested or inspected any equipment, apparatus, fixtures or fittings and cannot, therefore, offer any proof or confirmation as to their condition or fitness for purpose thereof. The purchaser is advised to obtain the necessary verification from the solicitor or the surveyor. All measurements given are approximate and for guide purposes only and should not be relied upon as accurate for the purpose of buying fixtures, floor-coverings, etc. The buyer should satisfy him/herself of all measurements prior to purchase.

Before we can accept an offer for any property we will need certain information from you which will enable us to qualify your offer. If you are making a cash offer which is not dependent upon the sale of another property we will require proof of funds. You should be advised that any approach to a bank, building society or solicitor before we have qualified your offer may result in legal or survey fees being lost. In addition, any delay may result in the property being offered to someone else.

