



Grosvenor Crescent, Gee Cross, Hyde, SK14 5AN

Offers in the region of £325,000

Simply WOW! is the best way to describe this three bedroom Dormer bungalow ideally located on a quiet and sought after road in Gee Cross backing onto open woodland, with fantastic versatility in its accommodation this well planned and deceptively spacious property with a superb landscaped rear garden has been well cared for and much improved by the present owners and only a full personal inspection will fully reveal the property and quality of accommodation that is on offer.

The property has been well cared for over the years and is certainly a credit to the current owners with accommodation that briefly comprises: To the ground floor, entrance porch, entrance hallway, lounge opening to the fantastic kitchen and dining room with direct access to the conservatory and garden beyond, master bedroom or second lounge if preferred, home office/study with stairs to the first floor and a bathroom/WC. Whilst to the second floor lies two excellent sized double bedrooms with views over the lovely landscaped rear garden and cloakroom/WC. To the outside the property boasts a block paved driveway and garden to the front with access to the garage, whilst to the rear is a superb landscaped south facing rear garden. The property is double glazed and central and an early viewing is strongly recommended!

Impressive & Immaculate Property - Viewing Highly Recommended!



GROUND FLOOR

Porch

Upvc double glazed with windows to side and rear, laminate wooden floor and double glazed front door.

Hallway

Glazed Upvc double glazed front door, laminate wooden floor, radiator.

Lounge

11'5" x 11'2" (3.48m x 3.40m)

Upvc double glazed window to rear overlooking the landscaped rear garden, tiled floor, TV aerial point, archway to kitchen and dining room, radiator.

Kitchen/Dining Room

14'5" x 14'7" (4.39m x 4.45m)

Lovely open plan feel to the room and fitted with a matching range of contemporary base and wall units incorporating a single drainer stainless steel sink unit and worktops over, fitted gas cooker and oven with extractor hood above, space for fridge/freezer, space and plumbing for automatic washing machine, lighting above dining area, inset ceiling spot lights, Upvc double glazed patio doors to the conservatory, Upvc double glazed windows to the side and rear overlooking the landscaped rear garden, tiled floor, radiator.

Conservatory

Upvc double glazed throughout with laminate wooden floor, ceiling light fan, radiator.

Bedroom 1/Second Lounge

15'11" x 11'2" (4.85m x 3.40m)

Currently utilised as the main bedroom but offers versatility of accommodation with fitted feature fire surround with fire inset, TV aerial point, Upvc double glazed window to front, radiator.

Office/Study

8'0" x 8'8" (2.45m x 2.65m)

Upvc double glazed window to front, stairs to the first floor, radiator.

Bathroom/WC

Contemporary bathroom in white with I shaped panelled bath with shower over and shower screen, vanity wash hand basin, low level WC, fully tiled wall and flooring with underfloor heating, Upvc double glazed window to the side elevation and heated towel rail.

FIRST FLOOR

Landing

Bedroom 2

13'1" x 13'2" (3.98m x 4.02m)

Upvc double glazed window to rear with views over the landscaped rear garden, radiator.

Bedroom 3

9'10" x 12'2" (3.00m x 3.72m)

Upvc double glazed window to rear with views over the landscaped rear garden, fitted wardrobe with sliding mirrored doors, radiator.

WC

Low level WC, vanity wash hand basin.

OUTSIDE

Garage

15'10" x 7'7" (4.85 x 2.32)

Up and over door, power and light, gas central heating boiler.

Gardens & Driveway

To the front the property has a good sized block paved driveway potential parking for two/three vehicles and leads to the garage, flower bed, walled boundaries, wrought iron gates and walkway to the rear garden, which is certainly worthy of note, being south facing and laid mainly to lawn with large paved patio area and paved walkways leading to a raised decked patio area, brick built BBQ, mature hedging, fenced boundaries, timber shed, to the rear of the garden is a further tiered garden area backing onto woodland.

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/her self 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.

