



Grange Close, Gee Cross, Hyde, SK14 5PW

Price £200,000

Located on a quite yet convenient cul de sac in Gee Cross, Hyde is this three bedroom mid mews property offering deceptively family sized accommodation with gardens to the front and rear and only a full personal inspection will fully reveal the property is on offer.

The property is in need of some general updating and has accommodation that briefly comprises: To the ground floor entrance hallway lounge and excellent sized fitted dining kitchen, whilst to the first floor there are three bedrooms and a bathroom/WC. To the outside the property has gardens to the front and rear with the rear garden being of an excellent size. The property is double glazed and central heated ensuring that this property will appeal to even the most discerning of purchasers

Chain Free! View Early To Avoid Disappointment!



GROUND FLOOR

Entrance Hall

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

Lounge

14'0" x 11'5" (4.26m x 3.49m)

Window to front, ceiling light fan, radiator.

Kitchen/Dining Room

12'2" x 17'7" (3.71m x 5.35m)

Matching range of fitted base and wall units incorporating a Belfast sink and worktops over, fitted four ring gas hob with extractor hood above and electric oven below, space and plumbing for the automatic washing machine, space for large American style fridge, part tiled walls, patio doors to the rear garden, window to rear and radiator, under stairs storage cupboard, wood effect flooring.

FIRST FLOOR

Landing

Bedroom 1

14'4" x 10'10" (4.38m x 3.31m)

Window to front, radiator.

Bedroom 2

11'8" x 10'10" (3.55m x 3.31m)

Window to rear, radiator.

Bedroom 3

8'3" x 6'4" (2.51m x 1.94m)

Window to front, radiator.

Bathroom/WC

Window to rear, fitted shower cubicle, vanity wash hand basin, low level WC, tiled walls, radiator.

OUTSIDE

Gardens

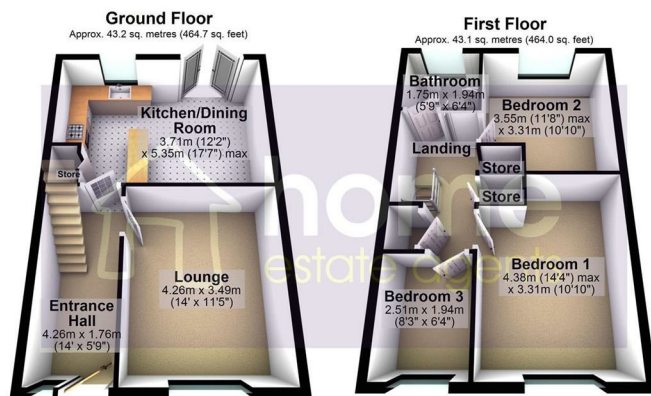
To the outside the property has gardens to the front and rear with the rear garden being of an excellent size, decked patio area.

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.



Total area: approx. 86.3 sq. metres (928.8 sq. feet)

