



Marlborough Road, Gee Cross, SK14 5HU

SIMPLY STUNNING! This immaculately presented semi-detached home has been extended and refurbished by the current owners to create a comfortable, and contemporary styled family home. The accommodation comprises: entrance hall, lounge, stunning 22ft open-plan dining kitchen and living space with utility cupboard, ground floor shower room, first floor landing, three good sized bedrooms and a luxury family bathroom. Outside there is an attractive, westerly facing landscaped rear garden and off-road parking to the front. Tenure: Freehold. Council Tax Band: B. EPC rating: to follow.

Price Guide: £370,000



ENTRANCE HALL

14' 0" x 3' 1" (4.26m x 0.94m)

SHOWER ROOM

6' 0" x 5' 10" (1.83m x 1.78m)



FIRST FLOOR LANDING

BEDROOM ONE

14' 1" x 11' 0" (4.29m x 3.35m)



LOUNGE

12' 9" x 10' 5" (3.88m x 3.17m)



BEDROOM TWO

14' 2" x 6' 6" (4.31m x 1.98m)



OPEN-PLAN DINING KITCHEN

22' 3" max x 21' 0" (6.78m x 6.40m)



BEDROOM THREE

8' 8" x 8' 1" (2.64m x 2.46m)



OUTSIDE



FAMILY BATHROOM

8' 7" x 5' 5" (2.61m x 1.65m)



VIEWING ARRANGEMENTS

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

GROUND FLOOR
618 sq.ft. (57.4 sq.m.) approx.



1ST FLOOR
472 sq.ft. (43.8 sq.m.) approx.



TOTAL FLOOR AREA: 1090 sq.ft. (101.2 sq.m.) approx.
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T709 Printed by Ravensworth 01670 713330



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