



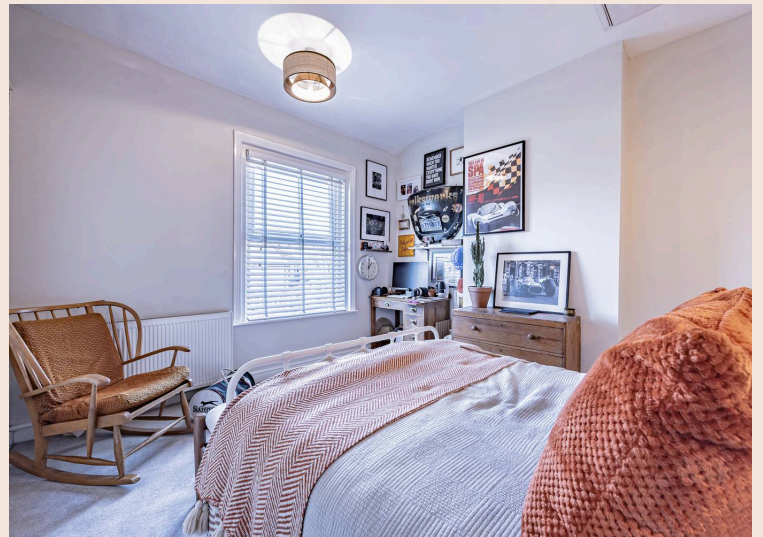
King George Road, Gee Cross, Hyde

Freehold

Sought After Location • Perfect First Time Buyer or Downsize Home • Two Double Bedrooms • Attractive brick facade with period features • Large bay windows providing natural light • Modern kitchen with integrated appliances • Utility Room • Open plan kitchen and dining area • Stylish contemporary bathroom • Private garden



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A beautifully presented two-bedroom terraced house that effortlessly combines classic charm with modern comfort. As you approach, you'll immediately notice the attractive brick facade with its classic bay windows, decorative front door, and a neat front garden area adorned with hanging greenery and potted plants.

Step inside to discover a thoughtfully designed home, boasting an inviting reception room, a contemporary open plan kitchen and dining area, and a generous bathroom - all flooded with natural light and finished with stylish, welcoming decor.

The lounge area is a true haven for relaxation, featuring a large bay window that bathes the space in sunlight, a wall-mounted TV for cosy movie nights, and integrated shelving for both storage and display. Plush cushions, warm lighting, and soft textures make this an ideal spot to unwind after a long day or entertain friends and family.

Moving through to the heart of the home, the open plan kitchen and dining space is nothing short of stunning. Modern kitchen units, integrated appliances, and ample countertop space make meal preparation a joy, while a skylight and large patio doors ensure the area remains bright and airy.

The rustic dining table and unique lighting fixture add character, and the decorative fireplace creates a focal point for memorable dinner parties or casual family meals. With direct garden access, this space seamlessly blends indoor and outdoor living - perfect for summer gatherings or enjoying your morning coffee al fresco.

Upstairs, both bedrooms are thoughtfully designed retreats.

Each room features a large window that allows natural light to pour in, built-in wardrobes for convenient storage, and a blend of modern decor with cosy, relaxing touches. Soft carpeting, vibrant wall art, and stylish blinds create a restful atmosphere, while contemporary lighting fixtures add a touch of personality.

The bathroom is a real highlight - with chic grey subway tiles, patterned floor tiles, and a luxurious bath with over head shower. A modern heated towel rail and under-sink storage complete the space, making your daily routine feel like a trip to the spa.

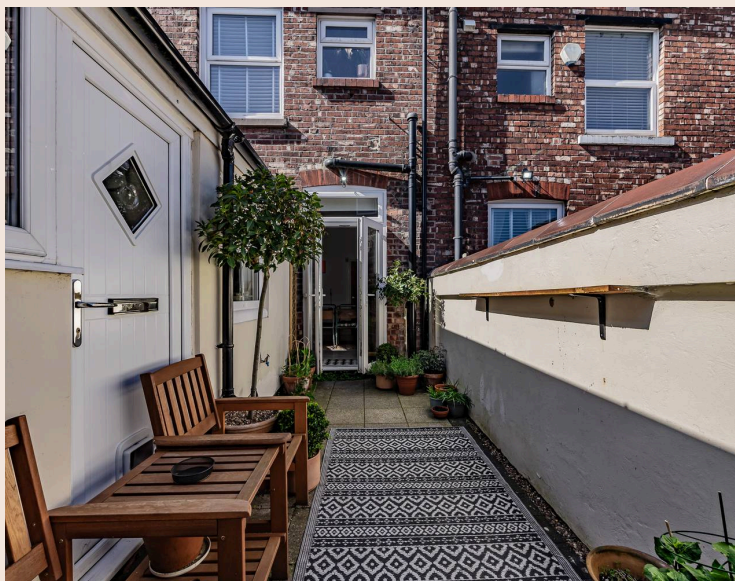
Beyond the main living areas, you'll find thoughtful extra touches that elevate every-day living.

The modern utility room is both practical and stylish, with space for appliances, ample countertop space, and natural light - ideal for keeping household tasks out of sight and out of mind. There's also a dedicated creative corner with a rustic wooden desk - perfect for working from home, studying, or indulging in hobbies. Throughout the home, decorative wall art, indoor plants, and curated accessories infuse every corner with warmth.

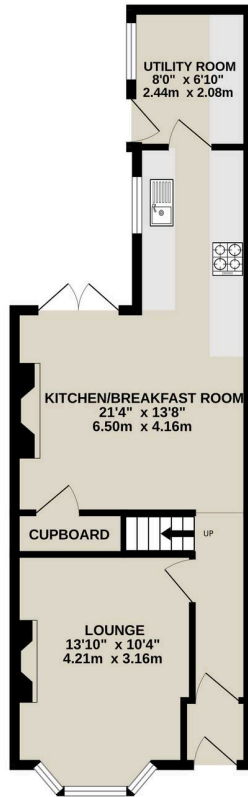
Council Tax band: B

Tenure: Freehold

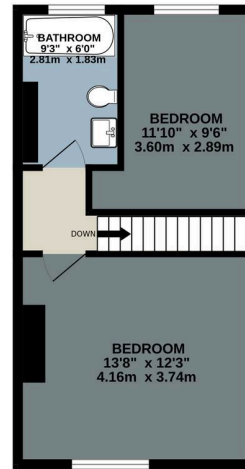
EPC Energy Efficiency Rating: D



GROUND FLOOR
475 sq.ft. (44.2 sq.m.) approx.



1ST FLOOR
352 sq.ft. (32.7 sq.m.) approx.



TOTAL FLOOR AREA: 827 sq.ft. (76.8 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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