



Lord Derby Road, Gee Cross, SK14 5EQ

BEAUTIFULLY PRESENTED! This 'ready to walk into' 2 bedroom semi-detached bungalow sits in a generous sized corner plot in this sought after location close to Gee Cross Village. Enjoying far reaching views from the enclosed block paved patio area the bungalow also has a large detached garage with a storage room at the rear and block paved driveway in addition to generous sized lawned gardens. Featuring: Entrance porch, hall, lounge with feature fireplace, modern fitted kitchen which opens to a dining room, 2 bedrooms with built in furniture, and a modern shower room. There is a pull-down ladder leading to a useful loft room with 2 Velux style windows. EPC rating C.

Council Tax Band: C. Leasehold - 999 year lease .

Price Guide: Offers Over £300,000



ENTRANCE HALL

LOUNGE

15' 7" x 11' 3" (4.75m x 3.43m)



BEDROOM TWO

12' 7" x 7' 2" (3.83m x 2.18m)



DETACHED GARAGE

19' 5" x 12' 4" (5.91m x 3.76m)



DINING ROOM

9' 8" x 7' 4" (2.94m x 2.23m)



LUXURY SHOWER ROOM

6' 9" x 6' 4" (2.06m x 1.93m)



OUTSIDE



KITCHEN

10' 9" x 8' 5" (3.27m x 2.56m)



LOFT ROOM

Accessed via a folding ladder.



BEDROOM ONE

13' 1" x 9' 9" (3.98m x 2.97m)



VIEWING ARRANGEMENTS

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



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