



## Church Avenue, Gee Cross, Hyde

Freehold

NO CHAIN • Quiet Cul-de-sac position • Werneth Low on your doorstep • Highly Sought After Location • Lots of Potential to Improve and Update • Semi-Detached Bungalow • Principle Bedroom with Ensuite • Garage • Driveway





The ground floor offers two good-sized bedrooms, ideal for family, guests, or even a home office plus a shower room with WC

This charming family home is nothing short of idyllic, tucked away in a peaceful cul-de-sac, surrounded by beautiful countryside walks with Werneth Low right on your doorstep.

With its generous proportions and well-designed layout, this home is perfect for those seeking comfort, privacy and a chance to put their own stamp on a property.

Step inside and you'll find a bright entrance porch with a neatly tucked away cupboard for all your coats and boots, leading to a generous open plan lounge and dining room, perfect for relaxing by the fire or entertaining friends and family.

The bright and airy space, with room for any sofa combination is flooded with natural light from the large front bay window and French doors out to the garden.

The kitchen overlooks the garden and is functional and ready for your ideas, offering plenty of scope to modernise and create a homely cooking space.

The ground floor offers two good-sized bedrooms, ideal for family, guests, or even a home office plus a shower room with WC

The principal bedroom is on the first floor and benefits from its own ensuite for added privacy and convenience. A large storage cupboard holds the boiler and offers extra storage in the eaves. The room has fitted wardrobes for all your additional storage needs and large Velux windows flooding the room with light and offering great views.

Step outside and you will discover a private and low maintenance garden space offering plenty of room to relax, entertain, or get creative with landscaping. Sit out on your raised decking area with your morning coffee or put your own touch with Spring flowering pots on the flagged patio.

The driveway leads to the garage, providing secure parking or additional storage options. The front of the property also has an attractive curb appeal with a feature Buxus hedge and steps to the side with access to your side gate.

The cul-de-sac location means you can enjoy a peaceful setting with minimal traffic. Whether you are looking to downsize, find your first home, or want to modernise a property, this bungalow is a must-see.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D



GROUND FLOOR  
831 sq.ft. (77.2 sq.m.) approx.



1ST FLOOR  
431 sq.ft. (40.0 sq.m.) approx.



TOTAL FLOOR AREA : 1262 sq.ft. (117.2 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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