

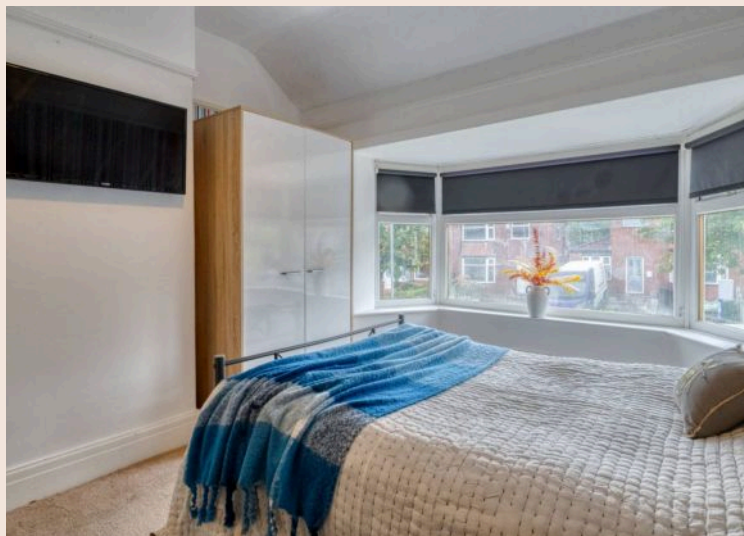


Marlborough Road, Gee Cross, Hyde

Leasehold

NO CHAIN • Opportunity To Update And Modernise Overtime • Central Gee Cross location • In catchment for Dowson Academy and Alder CHS • Two double bedrooms plus single • Sunny rear garden • Off road parking and front garden • Sociable kitchen / dining space • New Roof • New Boiler





This family home on the sought after Marlborough Road has a generous driveway and front garden which sets the property back from the road for privacy and off-road parking.

Coming inside to the hallway there is space for coats and shoes before you enter the first reception room. It is currently used as a cosy TV room with plenty of space for several sofas.

Wonder through to the rear of the property and you are greeted by an open plan space for sharing with family and friends. There is space for a dining table and sitting area overlooking the garden. You can open the French doors in the summer months and enjoy your garden.

The kitchen is designed with everything a family needs, including a gas hob and electric oven. Lots of worktop space and a handy cupboard for the ironing board and Hoover.

On the first floor you have a fitted white bathroom suite with thermostatic shower over the bath and it is fully tiled.

There are three bedrooms with the principal bedroom currently at the front of the property with a fabulous bay window and pleasant outlook. A further double bedroom is at the rear and overlooks the garden, there is room for a double bed and storage.

The third bedroom is a single room but can fit a bed and some storage, it would also make an ideal home office.

The sunny garden is lawned with a raised decked area for enjoying warmer days. Being a corner plot there is extra room at the side of the property for several storage sheds.

Council Tax band: C

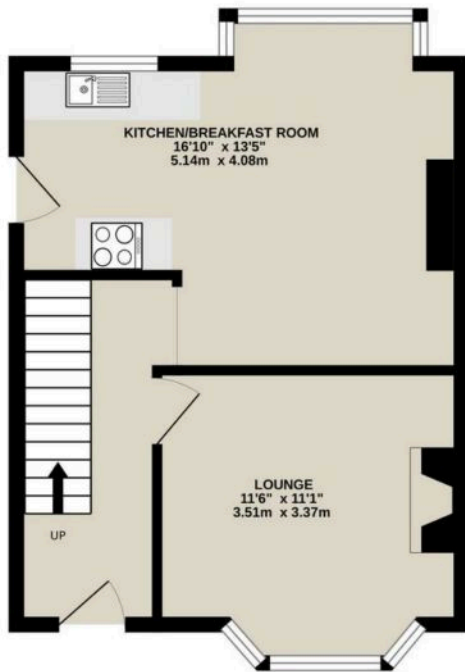
Tenure: Leasehold

EPC Energy Efficiency Rating: C

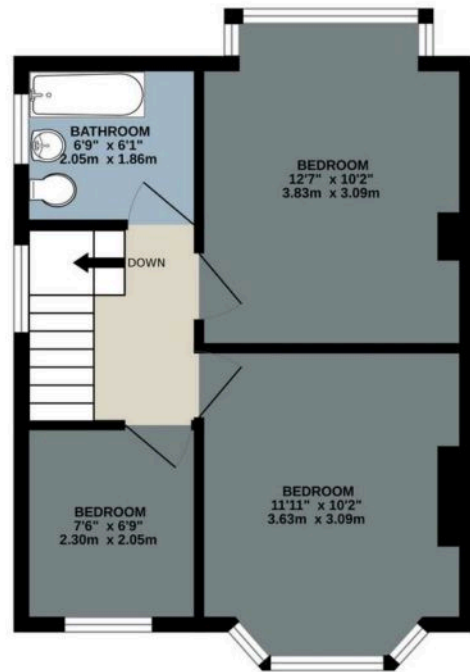
(Disclaimer: Twilight image enhanced with AI by Street)



GROUND FLOOR
369 sq.ft. (34.2 sq.m.) approx.



1ST FLOOR
375 sq.ft. (34.8 sq.m.) approx.



TOTAL FLOOR AREA: 743 sq.ft. (69.1 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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