



## King Edward Road, Gee Cross, Hyde

### Freehold

Central Gee Cross location • Driveway • 2 Double Bedrooms • In the Catchment Area for Dowson Primary and Alder High School • Living Space Overlooking The Garden • New Windows Throughout in 2020 with a 25 Year Warranty • Kitchen Renovated in 2018









Welcome to this inviting two bedroom semi detached house right in the heart of Gee Cross.

If you're looking for a home that feels both welcoming and practical, this could be just the property you've been looking for.. Step inside your spacious hallway where a handy storage cupboard is located under the stairs. This offers room for your boiler and has space for shoes and coats to be neatly hidden away.

The kitchen was renovated in 2018, offering you modern fittings and a comfortable layout for all your culinary needs.

Next door you will find the bright living/dining space that looks out over the garden through attractive French doors, perfect for relaxing or entertaining friends. With a feature open brickwork fireplace and a beautiful square bay window in the dining area, this open plan living space is flooded with natural light.

Upstairs the clean white bathroom suite has a thermostatic shower and modern radiator towel rail, making early mornings a breeze.

Both bedrooms are doubles, giving you plenty of space for family and visiting guests. The current master overlooks the rear garden and has fitted wardrobes giving great storage. The second double at the front is spacious and would easily accommodate a double bed and the usual bedroom furniture. This room also has plenty of space to accommodate a home office is required.

The property benefits from new windows installed throughout in 2020 (with a 25 year warranty for peace of mind), so you can enjoy a cosy, energy efficient home all year round.

If schools are a priority, you'll be pleased to know you're in the catchment area for both Dowson Primary and Alder High School.

Step outside and discover a fantastic garden space that's made for enjoying the outdoors. The large lawn is perfect for kids to play, pets to run around, or for you to simply soak up some sunshine.

There's a patio area too, ideal for BBQs, outdoor dining, or just relaxing with a coffee in the morning. Whether you're green fingered or just want a low maintenance spot to unwind, this garden has plenty of potential.

The driveway provides off road parking for one vehicle, making life that little bit easier. With its central Gee Cross location, you're close to local shops, parks, and all the amenities you need. This home offers a great balance of comfortable living and outdoor space, all in a friendly and convenient neighbourhood. If you're looking for a move in ready home with a welcoming feel, this one is definitely worth a look.

#### **Finer details:**

Freehold

Council Tax Band - C

Boiler type - Combination

Boiler Location – Under the stairs

In catchment for Dowson primary and Alder CHS

Close to M60/M67 and good rail and bus routes

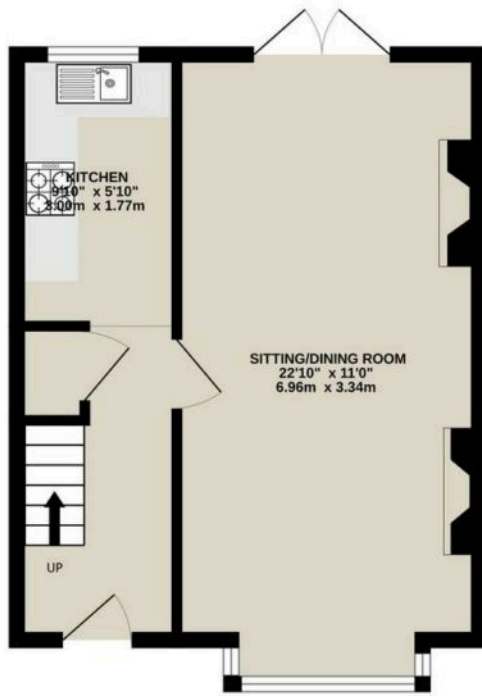
Council Tax band: C

Tenure: Freehold

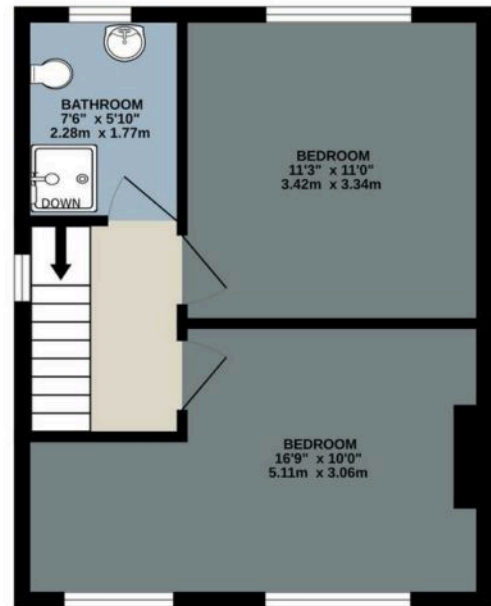
EPC Energy Efficiency Rating: D



GROUND FLOOR  
357 sq.ft. (33.2 sq.m.) approx.



1ST FLOOR  
353 sq.ft. (32.8 sq.m.) approx.



TOTAL FLOOR AREA: 711 sq.ft. (66.0 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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