



Gower Road, Gee Cross. SK14 5AD

Available with No Onward Chain. This superbly presented period terraced is full of character and features a court yard rear garden and outhouse as well as modern fixtures and fittings. The 'ready to move into' home located close to Gee Cross Village is sure to interest first time buyers and features: living room with new carpet, newly fitted kitchen with space to dine and includes oven, hob, extractor, useful pantry/storage area. To the first floor are two good sized bedrooms and a newly fitted bathroom. There is Gas central heating (New Boiler 2026), along with uPVC double glazing and there is a forecourt front garden as well as a courtyard rear garden with garden store. Take a look - the high ceilings and generous sized accommodation is sure to please.

EPC rating . Council Tax Band: B. Tenure: Freehold.

Offers In Excess of £210,000



LIVING ROOM

13' 11" x 13' 7" (4.24m x 4.14m)



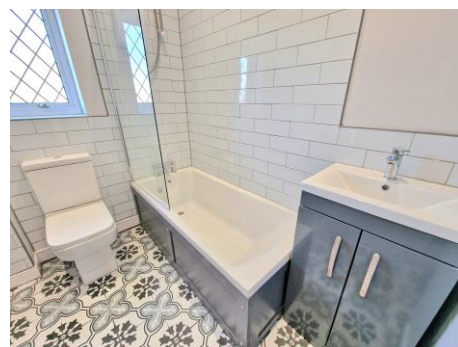
BEDROOM ONE

14' 0" x 13' 10" (4.26m x 4.21m)



BATHROOM

7' 0" x 5' 6" (2.13m x 1.68m)



FITTED KITCHEN DINER

13' 11" x 10' 1" (4.24m x 3.07m)



BEDROOM TWO

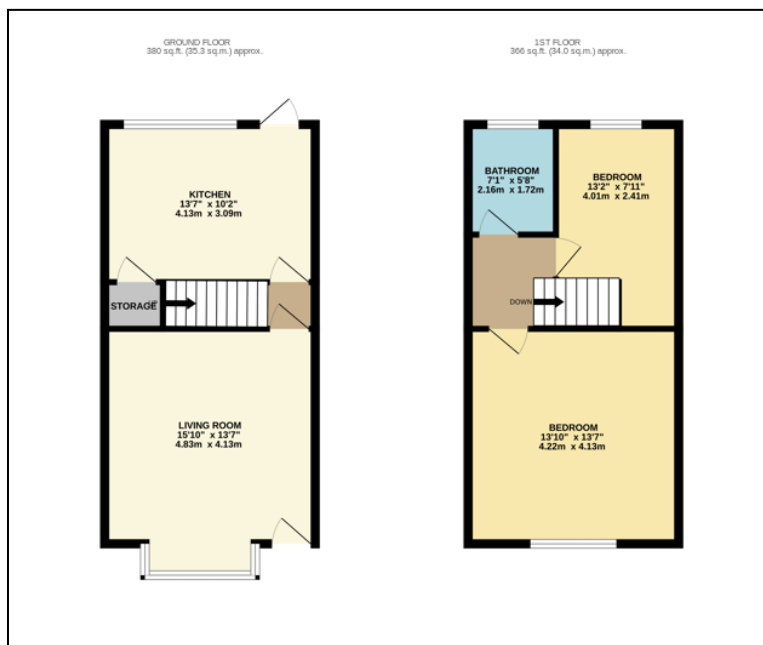
10' 3" x 8' 1" (3.12m x 2.46m)



VIEWING ARRANGEMENTS

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

EPC Rating - TBC
TENURE - Freehold
Council Tax Band - B



Thomas Lardner Estate Agents, which is a trading name of Stockport Reside measurements are approximate and any plans provided are not to scale; (2) the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute, nor constitute part of, an offer or contract; (3) we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify that they are in working order or fit for purpose; (4) solicitors should confirm moveable items described in these particulars are, in fact, included in the sale since circumstances change during marketing or negotiations.

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