



Hillcrest, Gee Cross, Hyde

Freehold

Fabulous Private South Facing Garden With Stunning Views • Off Road Parking • Four Bedrooms • Extended Ground Floor • Office/Playroom • Bay Window • Central Gee Cross Location • Werneth Low Country Park On Your Doorstep


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Nestled in the heart of a very sought-after area, this exquisite 4-bedroom extended semi-detached property offers a perfect blend of comfort, style and flexible living. As you step inside, there is a small entrance hall for you to hang up your coats before entering the warm and inviting living room. A stunning large bay window adds charm to this space whilst flooding the room with plenty of natural light.

Wind down by the cosy fire in the evenings and enjoy some quiet time with the family.

The seamless flow between the living space, dining area and kitchen, is the perfect blend of effortless entertaining with family and friends as well as cosy family film nights.

The extended ground floor presents a versatile layout that includes a double bedroom with wardrobe space and an office room just off the kitchen, ensuring you have all the flexibility you need from guest staying over, to children's sleepovers, to working from home, or overseeing the children's homework, this really is a fantastic flexible space.

Upstairs there are two double bedrooms and a third single. The principal bedroom is light and spacious with fitted wardrobes and a fitted dressing table with mirror, giving you fantastic storage and making getting ready in a morning a breeze. A second double overlooks the rear garden and offers fabulous views right across Manchester and beyond. With fitted wardrobes and a dressing table, this room offers a tranquil space to unwind at the end of a busy day.

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The single bedroom at the front of the house comes with a built in wardrobe and space for a full size drawer unit plus a small chest of drawers. This room offers plenty of versatility for all your families needs. The family bathroom has a modern white suite with a good size shower cubical.

As you step outside, the property continues to impress with its exceptional outdoor space. A raised patio complements the private and mature South facing garden, creating the perfect setting for al fresco dining, relaxation, or outdoor play.

Residents are treated to the sun all day, whilst taking in the fantastic views, promising a picturesque backdrop for any occasion. Whether enjoying a quiet morning coffee or hosting a lively barbeque this property offers a scenic oasis where every-day stresses melt away. With plenty of storage under the house this truly is a gem of a property for families.

Hillcrest sits just off Arnold Road on the edge of Werneth Low, offering you the perfect back drop to blow away the cobwebs. There are endless routes to take with the dog, or take the children to burn off their weekend energy. Good local pubs are on your doorstep perfect for a refreshing pint or Sunday lunch with friends and family. Just 5 minutes walk you can stroll into Gee Cross where you will find a small Tesco, bakery, takeaways and small play park for little ones. If the bright lights of Manchester are more your thing, head to one of the many train stations and you can begin your shopping in under 30 minutes. If you prefer the car the M60/M67 are a few minutes driveway, as are many supermarkets for the weekly shop.

Council Tax band: C

Tenure: Freehold

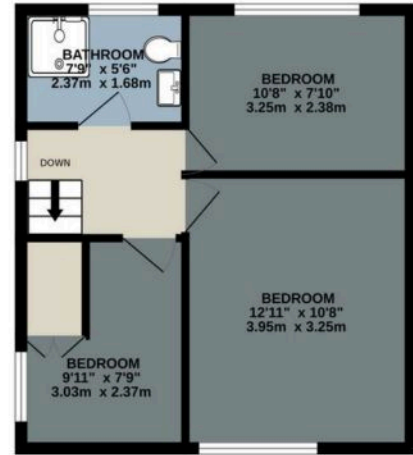
EPC Energy Efficiency Rating: D



GROUND FLOOR
700 sq.ft. (65.0 sq.m.) approx.



1ST FLOOR
382 sq.ft. (35.5 sq.m.) approx.



TOTAL FLOOR AREA: 1083 sq.ft. (100.6 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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