



Church Avenue, Gee Cross, Hyde

Freehold

NO CHAIN • Dormer bungalow • Quiet Cul-de-sac position • Werneth Low on your doorstep • Highly Sought After Location • Principle Bedroom with Ensuite • Garage • Driveway



**JARDINE
ESTATES**



This charming home is nothing short of idyllic, set on the prestigious Church Avenue tucked away on a peaceful cul-de-sac and surrounded by beautiful countryside walks with Werneth Low right on your doorstep.

With its generous proportions and well-designed layout, this dormer bungalow is perfect for those seeking comfort and privacy.

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 pretty garden at the rear and has plenty of work top space ready for you to cook up a storm.

The ground floor offers two good-sized bedrooms, the first overlooks the rear garden and has space for a king sized bed and wardrobes. The second is ideal as a single bedroom or even a home office plus an immaculate shower room with WC next door.

Bedroom three is on the first floor and benefits from its own ensuite for added privacy and convenience. A large storage cupboard offers extra storage in the eaves for clothes and a further storage cupboard has plenty of space for your suitcases and family heirlooms. Large Velux windows flooding the room with light and offering great views.

Step outside and you will discover a private and low maintenance sunny garden space offering plenty of room to relax, entertain, or get creative with your flower beds. Sit out on your raised decking area with your morning coffee or put your own touch with Spring flowers around the stone water feature. You have space for a green house and a storage shed for all of your equipment.

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 or find your first home, this charming house is a must-see.

Church Avenue sits on the edge of Werneth Low, At the end of the Avenue, you can be blowing away the cobwebs within minutes from home, there are endless routes to take with the dog, or take the children to see the horses. Enjoy a refreshing drink or family pub lunch at one of the many pubs. For those last-minute items, you can stroll into Gee Cross where you will find a small Tesco, bakers, 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.

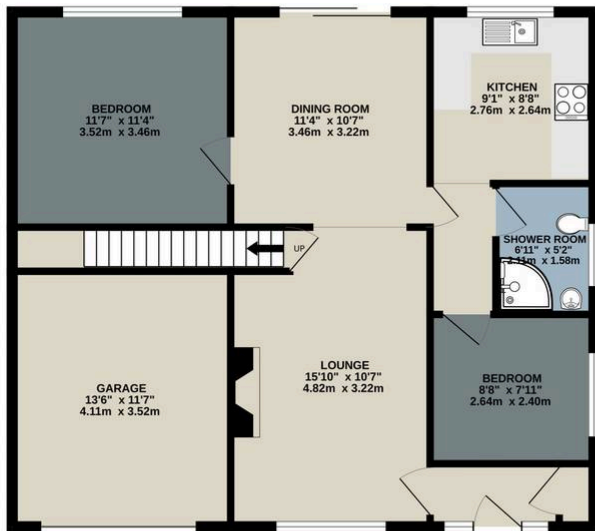
Council Tax band: C

Tenure: Freehold

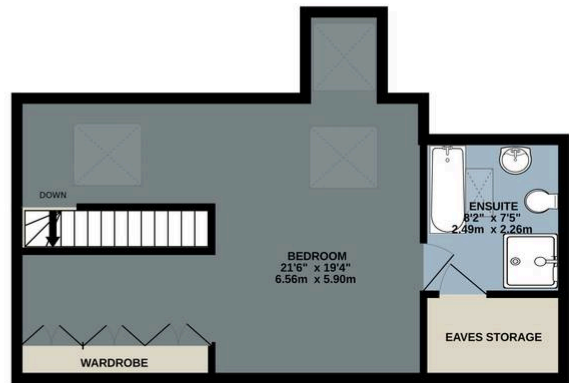
EPC Energy Efficiency Rating: D



GROUND FLOOR
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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