



King Edwards Court, Gee Cross, Hyde Leasehold

Driveway for Two Cars • EV Charger • Open Plan Living/Dining • Downstairs Toilet • White High Gloss Fitted Kitchen •
Three Double Bedrooms • Large Lawn and Tiered Patios



As you step inside King Edward Court, you're greeted by a spacious entrance hall - a handy spot for coats and shoes. No more tripping over footwear left by the door!

The ground floor boasts a convenient downstairs toilet, so you won't have to race upstairs when nature calls. The living room charms with a lovely bay window, casting a warm glow on lazy Sunday afternoons. Ready to entertain? The open plan living/dining room offers ample space for a 4-seater dining table, making it easy to host dinner parties or casual brunches.

French doors lead to the garden, flooding the space with natural light. The white high gloss fitted kitchen is both stylish and practical, with the boiler tucked away neatly in a kitchen cupboard.

Head upstairs to discover a crisp white bathroom suite, complete with an electric shower. The principal bedroom features a sleek white ensuite shower, perfect for a touch of luxury. The second double bedroom boasts a double aspect window, allowing sunshine to stream in all day long.

Ascend to the second floor to find a third double bedroom, complete with a Velux window to gaze at the stars. Loft cupboards provide extra storage space, keeping your home clutter-free.

Outside, the property offers a driveway for 2 cars and an EV charger, catering to modern needs. A side access gate ensures added security and convenience. The wrap-around lawned garden is a green paradise, with tiered timber sleepers and an Indian stone patio - perfect for al fresco dining or soaking up the sun. An outside tap ensures easy watering for your beloved plants.

This property truly has it all - from thoughtful storage solutions to modern amenities. Don't miss out on the opportunity to make this house your forever home. Welcome to a life of comfort and convenience!

King Edward Court is within catchment for Dowson Primary school and Alder CHS. You are within walking distance of all the facilities that Gee Cross has to offer, only a stroll to pick up the morning paper and chocolate for a Friday film night. There are some lovely pubs, a bistro and takeaway when you don't feel like cooking. There is a small play park nearby and Werneth Low Country Park for weekend walks or bike rides. Public transport and the motorway networks are also within easy reach.

Council Tax band: C

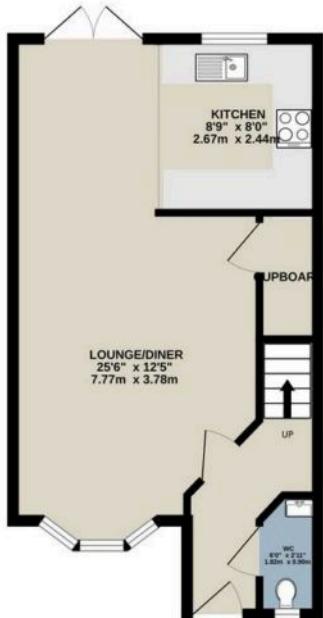
Tenure: Leasehold

EPC Energy Efficiency Rating: B

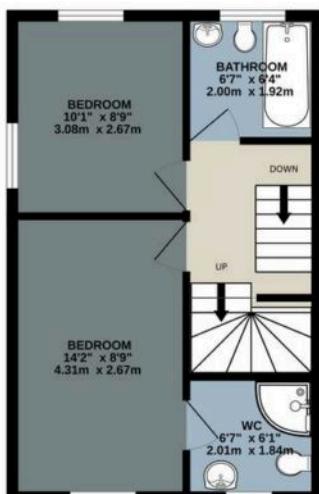
EPC Environmental Impact Rating: B



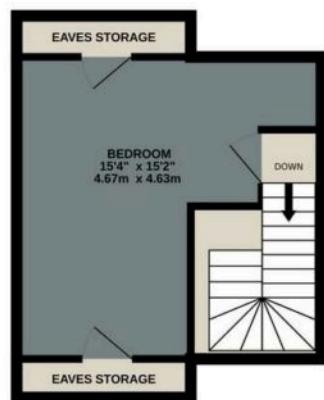
GROUND FLOOR
408 sq.ft. (37.9 sq.m.) approx.



1ST FLOOR
372 sq.ft. (34.5 sq.m.) approx.



2ND FLOOR
268 sq.ft. (24.9 sq.m.) approx.

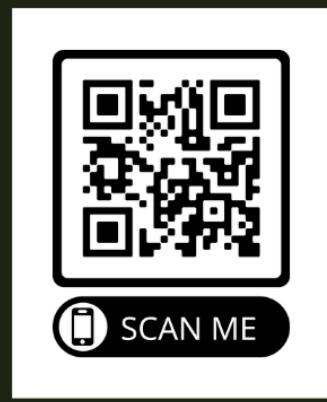


TOTAL FLOOR AREA: 1048 sq.ft. (97.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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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