

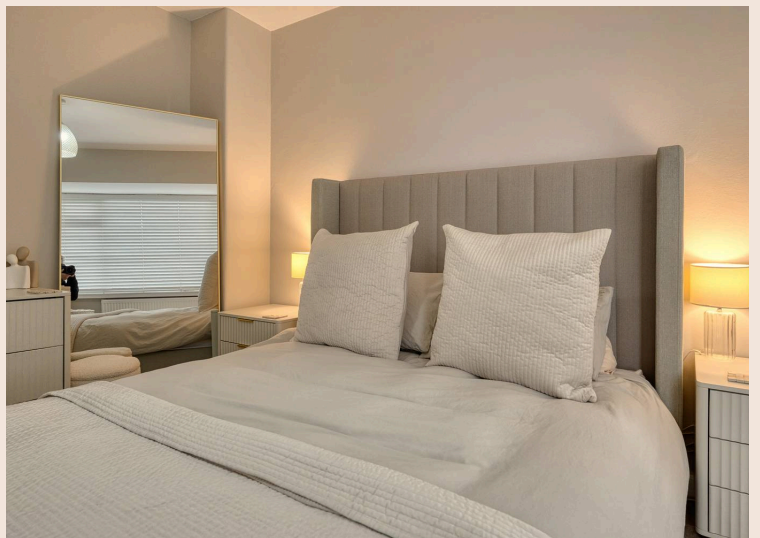


Acorn Avenue, Gee Cross, Hyde Freehold

Ideal First Time Buyers House In Addition To Downsizers • Set Back From The Road • Immaculate Throughout • Open Plan Living • Side Access To The rear Of The Property • Fabulous Sunny Rear Garden • Central Gee Cross Location • Walks And Bike Rides On Your Door step • Within Catchment Of Excellent Primary And Secondary Schools



**JARDINE
ESTATES**



Step into this charming 2 bedroom semi-detached house nestled in the heart of central Gee Cross. This beautifully presented home offers a blend of comfort and convenience perfect for getting you on the property ladder or if you are looking to downsize. Situated at the far end of the Avenue there is on street parking.

Set back from the road you have a small front garden and pathway, with an entrance porch to shake off your coats and shoes before entering the inviting open plan living space that seamlessly flows from the cosy living area to the extended kitchen/dining space. The open plan living area creates a warm and inviting space for relaxing or entertaining with family and friends.

The cosy lounge features a square bay window adding character and plenty of natural light even on the duller of days and has space for any combination of sofas.

The kitchen/diner is a fabulous size with a modern white finish and space for all your kitchen storage, plenty of work top space and all your required white goods.

The added extension is ideal for a separate dining table making it the perfect space for supervising homework or entertaining family and friends. There are patio doors overlooking the rear garden for you to enjoy the garden from the inside in the winter and open them up in the summer.

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Upstairs, your principal bedroom is at the front of the property with another feature bay window. Room for a king-sized bed and fitted wardrobes, this is a beautiful room to wake up to. The rear bedroom is currently used as a home office but would make a fabulous dressing room or nursery and overlooks the garden.

The family bathroom with white suite and electric shower over the bath completes the first floor.

The loft is boarded with light and ladder providing fabulous storage.

Side access to the rear of the property adds a touch of practicality, ensuring easy movement in and out of the house.

The fabulous south facing rear garden boasts a delightful patio and artificial lawn area offering a low maintenance tranquil space where you can soak up the sun, enjoy a cup of coffee, or host a BBQ with friends.

With walks and bike rides right on your doorstep and within the catchment of excellent primary and secondary schools, it's the ideal choice for first-time buyers seeking a new chapter or downsizers looking for a cosy retreat.

Technical details

Freehold

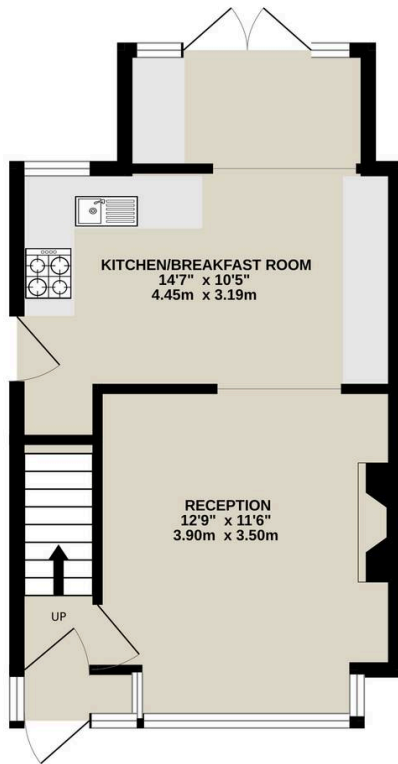
Council Tax Band: B

Tenure: Freehold

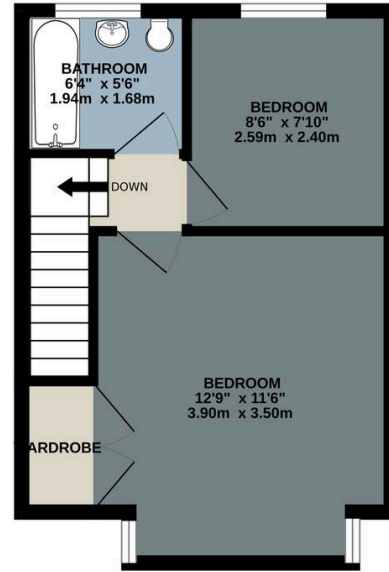
EPC Energy Efficiency Rating: D



GROUND FLOOR
345 sq.ft. (32.1 sq.m.) approx.



1ST FLOOR
292 sq.ft. (27.1 sq.m.) approx.



TOTAL FLOOR AREA: 637 sq.ft. (59.2 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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