



## Marlborough Road, Hyde, SK14 5HU

Offers over £265,000

Offered for sale with no vendor chain, this three-bedroom semi-detached property occupies a sought-after position on Marlborough Road in Gee Cross and presents an excellent opportunity for families looking to create a home in a highly desirable location. Conveniently situated close to well-regarded schools, local shops, everyday amenities and excellent transport links, the property is ideally placed for both family life and commuting.

The accommodation is well proportioned throughout and briefly comprises an entrance hallway, a comfortable lounge and a separate dining room with French doors opening onto the rear garden, creating an ideal space for family dining and entertaining. The kitchen is fitted with a range of units and provides access to the side of the property. To the first floor are three bedrooms, offering versatile accommodation for families, along with a shower room.

Externally, the property benefits from a lawned garden to the front and a driveway providing off-road parking, which leads to a detached garage. To the rear is a good-sized enclosed garden featuring a paved patio area, ideal for outdoor seating and summer entertaining, together with a lawned garden offering plenty of space for children to play and for keen gardeners to enjoy. A further paved area located behind the garage provides additional outdoor space, perfect for storage, a seating area or a variety of other uses. Offering excellent potential and positioned within one of Gee Cross's most desirable residential locations, this property is sure to appeal to a wide range of purchasers.



## GROUND FLOOR

### Hallway

14'3" x 2'6" (4.34m x 0.77m)

Door to front, radiator, stairs leading to first floor, doors leading to:

### Lounge

11'10" x 11'3" (3.61m x 3.42m)

Double glazed bay window to front, feature fireplace with inset fire, radiator.

### Dining Room

14'10" x 10'5" (4.51m x 3.18m)

Double glazed box window to rear, feature fireplace with inset fire double glazed French doors opening to rear garden.

### Kitchen

10'0" x 6'2" (3.05m x 1.88m)

Fitted with a matching range of base and eye level units with worktop space over, inset sink and mixer tap with tiled splashbacks, built-in oven, built-in hob with extractor hood over, double glazed window to rear, door leading out to side.

## FIRST FLOOR

### Landing

Double glazed window to side, doors leading to:

### Bedroom 1

13'0" x 10'1" (3.95m x 3.07m)

Double glazed box window to rear.

### Bedroom 2

12'8" x 10'3" (3.85m x 3.12m)

Double glazed bay window to front.

### Bedroom 3

7'9" x 6'8" (2.35m x 2.03m)

Double glazed window to front.

### Shower Room

6'10" x 6'0" (2.09m x 1.83m)

Three piece suite comprising, shower area, vanity wash hand basin and low-level WC, tiled walls, double glazed window to side.

## OUTSIDE

Lawned garden to the front with driveway leading to the detached garage. Enclosed garden to the rear with paved patio and lawn area.

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