



Grosvenor Crescent, Hyde, SK14 5AN

Offers over £250,000

This attractive two bedroom semi-detached dormer bungalow is set in a quiet and highly regarded part of Gee Cross. Ideally positioned within walking distance of local amenities and within easy reach of Hyde Town Centre and excellent transport links, making it ideal for commuters, while the nearby Haughton Dale Nature Reserve, Peak Forest Canal and Werneth Low Country Park offer endless opportunities for countryside walks and outdoor leisure right on the doorstep.

The property itself offers well-proportioned and versatile living space arranged over two floors. A spacious entrance hall with scope to be used as a study area leads to a comfortable lounge, a separate dining room, a good-sized kitchen/diner, and a bathroom to the ground floor, while a bright conservatory opens directly onto the rear garden, creating an ideal space for relaxing or entertaining. To the first floor there are two bedrooms, both enjoying views over the rear garden, with the second bedroom further benefitting from an en-suite WC. The layout makes the home particularly appealing to downsizers, professional couples or small families looking for a practical yet characterful home.

Externally, the property enjoys a mature front garden with established planting and a block-paved driveway running to the side, providing ample off-road parking and access to a detached garage providing additional storage space. The rear garden is enclosed and designed for low maintenance, featuring two paved patio areas perfect for outdoor seating and entertaining, a small artificial lawned section and borders stocked with mature shrubs and plants which add privacy and colour throughout the seasons.

Combining a desirable location with flexible accommodation and attractive gardens, this property represents a wonderful opportunity for those looking to settle in the ever-popular Gee Cross area.



GROUND FLOOR

Entrance Hall / Study

12'2" x 8'8" (3.70m x 2.63m)

Door to front, double glazed window to side, two double glazed windows to front, stairs leading to first floor, door leading to:

Inner Hallway

Doors leading to:

Lounge

16'1" x 10'10" (4.91m x 3.30m)

Double glazed window to front, feature fireplace with inset living flame effect fire, radiator, double doors leading to:

Dining Room

12'5" x 10'10" (3.79m x 3.30m)

Radiator, double glazed French doors leading to:

Conservatory

7'10" x 8'6" (2.39m x 2.60m)

Double glazed windows to sides, double glazed French doors opening out to rear garden.

Kitchen/Diner

9'8" x 8'8" (2.95m x 2.63m)

Fitted with a matching range of base and eye level units with worktop space over, inset sink and drainer with mixer tap, plumbing for washing machine, space for fridge/freezer, built-in oven, built-in hob with extractor hood over, double glazed window to rear, double glazed window to side.

Bathroom

Three piece suite comprising panelled bath with shower over, vanity wash hand basin and low-level WC, tiled walls, double glazed window to side, radiator.

FIRST FLOOR

Landing

Doors leading to:

Bedroom 1

13'7" x 11'0" (4.13m x 3.35m)

Double glazed window to rear, radiator, fitted bedroom furniture.

Bedroom 2

16'5" x 8'8" (5.00m x 2.63m)

Double glazed window to rear, double glazed window to side, radiator, fitted bedroom furniture, door leading to:

WC

Two piece suite comprising wash hand basin and low-level WC, double glazed window to side.

OUTSIDE

Mature planted garden to the front with block paved driveway leading down to the side to the detached garage. Enclosed south facing garden to the rear with two paved patio areas and small artificial lawn area with mature planted borders.

The property also benefits from a recent re-wire (late 2022)

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