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King George Road, Gee Cross, Hyde, SK14 5HW

Situated on the ever popular, tree lined, King George Road, Dawsons are delighted to bring to the market this stylishly presented, bay fronted, end terraced period property which is in first class order throughout. The extended accommodation must be viewed internally to be fully appreciated and we would highly recommend interested parties view the property at their earliest convenience.

King George Road is within easy reach of the amenities afforded in Hyde town centre, there are excellent commuter links plus good access to several local junior and high schools. Gower Hey Woods are also within easy reach for those seeking woodland walks.

Offers Over £215,000

King George Road, Gee Cross, Hyde, SK14 5HW

- Stunning, Extended, End Terraced Period Property
- Excellent Commuter Links
- Modern 4 Piece Bathroom Suite
- 2 Well Proportioned Bedrooms (Master with fitted wardrobes)
- Close Proximity to Woodland Walks
- Forecourt plus Up-graded Rear Garden
- Highly Regarded Residential Location
- 2 Reception Rooms plus Modern Kitchen with Integrated Appliances
- Viewing Simply Essential

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The Accommodation briefly comprises:

Entrance Vestibule, Entrance Hallway, Lounge with wood burning stove, Dining Room with feature fireplace and French doors onto the rear courtyard garden, separate Kitchen with modern fitted units including several integrated appliances

To the first floor there are two well proportioned Bedrooms with the Master Bedroom having a full range of fitted wardrobes, Bathroom with four piece suite including free standing claw foot bath

Externally there is a Forecourt Garden and up-graded Rear Courtyard.

The Accommodation in Detail:

Entrance Vestibule

Composite style security door with double glazed units, laminate flooring, stained glass insets

Entrance Hallway

Laminate floor, central heating radiator

Lounge

12'1 increasing to 14'5 into bay x 9'10 (3.68m increasing to 4.39m into bay x 3.00m)
Feature inset fireplace with wood burning stove, uPVC double glazed bay window, central heating radiator

Dining Room

13'9 x 11'11 (4.19m x 3.63m)
Feature fireplace, laminate flooring, recessed spotlights, understairs storage cupboard, central heating radiator, uPVC double glazed French doors

Kitchen

8'10 x 6'5 (2.69m x 1.96m)
Single drainer sink unit, range of modern wall and floor mounted units, built-in oven, four ring ceramic hob with fitted back plate, integrated microwave, and extractor unit, integrated dishwasher, integrated fridge and freezer, plinth heater, uPVC double glazed window, double glazed Velux window

First Floor:

Landing

Central heating radiator, loft access

Bedroom (1)

13'10 x 12'2 (4.22m x 3.71m)
Full range of fitted wardrobes, and bedroom furniture, uPVC double glazed window, central heating radiator

Bedroom (2)

9'2 x 8'10 (2.79m x 2.69m)
Laminate flooring, built-in storage/boiler cupboard, uPVC double glazed window, central heating radiator

Bathroom/WC

White suite having free standing claw foot bath with Victorian style shower tap attachment, separate shower cubicle, low level WC, pedestal wash hand basin, laminate floor, uPVC double glazed window, part panel walls, heated chrome towel rail/radiator

Externally:

There is a Forecourt Garden and to the rear, accessed from the Dining Room's uPVC double glazed French doors there is an up-graded Rear Courtyard Garden which has been flagged with wooden wall panels in situ.



Directions



Floor Plan



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	53	
		76

EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

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England & Wales