



9 Rowan Street, Gee Cross, Hyde, SK14 5QL

£210,000

Tucked away on a popular cul de sac in the ever popular Gee Cross area of Hyde, this beautifully presented two bedroom mid terrace home offers spacious, ready to move into accommodation that is sure to appeal to first time buyers, downsizers and investors alike.

The accommodation briefly comprises an entrance porch leading into a bright and welcoming lounge, followed by a stylish fitted dining kitchen featuring a large picture window overlooking the garden and French doors opening directly onto the rear patio, creating a light and airy space for everyday living and entertaining.

To the first floor are two generously proportioned bedrooms and a well appointed family bathroom.

Outside, the property enjoys a beautifully landscaped rear garden offering a good degree of privacy, providing an ideal space to relax or entertain during the warmer months.

Further benefits include gas central heating and double glazing throughout.

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GROUND FLOOR

Porch

2'7" x 2'9" (0.80m x 0.83m)
Front door and door to the lounge.

Lounge

12'10" x 14'2" (3.90m x 4.33m)
Window to front, fitted feature fire surround with fire inset, picture rail, wooden flooring, part decorative feature panelled wall, TV aerial point, meter cupboards, radiator.

Kitchen/Dining Room

10'0" x 14'2" (3.06m x 4.33m)
Fitted with a matching range of base and wall units incorporating a single drainer sink unit and work tops over, fitted four ring gas hob with extractor hood above and electric oven, large picture window overlooking the rear garden, French style patio doors leading to the rear garden, stairs providing access to the first floor, space for fridge freezer, under stairs storage cupboard, inset ceiling lights and radiator.

FIRST FLOOR

Landing

6'0" x 5'1" (1.82m x 1.54m)

Bedroom One

12'10" x 14'2" (3.90m x 4.33m)
Window to front, wooden flooring, picture rail and radiator.

Bedroom Two

9'10" x 9'2" (3.00m x 2.79m)
Window to rear, radiator.

Bathroom/WC

6'8" x 5'1" (2.04m x 1.54m)
Contemporary white coloured bathroom suite with panelled bath and mixer shower over, pedestal wash hand basin, low level WC, window to the rear, radiator.

Outside and Gardens

To the rear is a lovely landscaped garden with large composite decked patio area, with walled and fenced boundaries. flower borders.





Ground Floor

Approx. 34.5 sq. metres (371.0 sq. feet)



First Floor

Approx. 34.8 sq. metres (374.2 sq. feet)



Total area: approx. 69.2 sq. metres (745.2 sq. feet)

Viewing

Please contact our A Wilson Estates Ltd Office on 0161 303 0778 if you wish to arrange a viewing appointment for this property or require further information.

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		
England & Wales	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		
England & Wales	EU Directive 2002/91/EC	

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