



9 Knott Lane, Gee Cross, Hyde, Cheshire, SK14 5SQ

£124,950

- Well-appointed two bedroom terrace
- Tucked away in a central Village location
- uPVC double glazing
- Combi gas central heating
- Modern fitted dining kitchen
- Impressive spacious bathroom
- Fitted furniture to both bedrooms
- Pleasant courtyard garden area
- Generous size rooms throughout
- No onward Vendor chain

Sales

Investment Property

Corporate Lets

Lettings

Furnishings

Property Management

**O'Connor
Bowden**

Romiley 0161 406 0044 Marple 0161 427 2971

www.occonnorbowden.co.uk

PROPERTY DESCRIPTION:

This well-appointed, spacious terrace is tucked away in the heart of Gee Cross Village on a pleasant tree lined road. The attractively presented accommodation features uPVC double glazed windows and doors and gas central heating and is offered with the convenience of no onward Vendor chain so a quick completion can be arranged. The accommodation comprises of: Lounge with feature spiral staircase, sociable dining kitchen arrangement with modern fitted units and built in oven, hob and extractor, first floor landing, master bedroom fitted with an extensive range of furniture, second bedroom with fitted furniture and an impressive spacious bathroom with modern fittings. To the rear of the property there is a pleasant courtyard garden area.

ACCOMMODATION

Lounge 4.93m x 4.14m

uPVC entrance door. Natural stone effect fireplace with gas connection. Feature spiral staircase to first floor accommodation. Door to dining kitchen. uPVC double glazed window to front. Central heating radiator.

Dining Kitchen 4.14m x 3.23m

Fitted with a range of modern wall, drawer and base units, work surfaces and single drainer stainless steel sink unit with mixer tap. Built in oven, gas hob and extractor canopy with hob light. Tiled splash back areas. uPVC door to rear garden. uPVC double glazed window to rear. Central heating radiator.

First Floor Landing

Panelled doors to bedrooms and bathroom.

Bedroom One 4.12m x 3.19m

Fitted with a range of furniture comprising of wardrobes, storage cupboards, drawer unit, dressing table and bedside cabinets with reading lights. uPVC double glazed window to front. Central heating radiator.

Bedroom Two 3.46m x 2.12m

Fitted furniture comprising of wardrobe and over head storage units. uPVC double glazed window to rear. Central heating radiator.

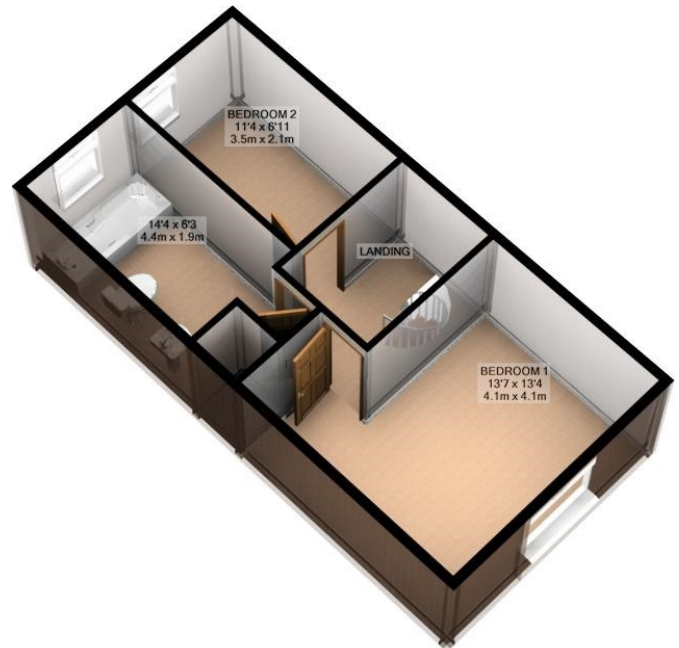
Bathroom 4.23m x 1.90m

Fitted with a modern white suite with chrome fittings comprising of: Panelled bath with shower over, pedestal wash hand basin and low level WC. PVC paneled walls. Inset spotlights to ceiling. Built in double door storage cupboard. Towel rail radiator. uPVC double glazed window to rear.

Rear Courtyard

Pleasant courtyard garden area with gate to rear shared garden area with access passage to Enfield Street.

FLOOR PLAN:



1ST FLOOR
APPROX. FLOOR
AREA 375 SQ.FT.
(34.8 SQ.M.)



GROUND FLOOR
APPROX. FLOOR
AREA 374 SQ.FT.
(34.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 749 SQ.FT. (69.6 SQ.M.)

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale
Made with Metropix ©2016

GALLERY:



ADDITIONAL SERVICES:

Mortgage Information

The Mortgage Advice Bureau works with O'Connor Bowden to provide independent mortgage advice its clients. Advice is totally independent and will be specifically tailored to your needs and circumstances which could be for your first home, moving home, Investing in property or remortgaging.

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE

There will be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

Mortgage Advice Bureau is a trading name of Truly Independent Mortgage Experts Limited which is an appointed representative of the following companies which are authorised and regulated by the Financial Conduct Authority for advising on and arranging the following: Mortgage Advice Bureau Limited for mortgages. Mortgage Advice Bureau (Derby) Limited for insurance. Truly Independent Mortgage Experts Limited. Registered Office: Horley Green House, Horley Green Road, Halifax HX3 6AS. Registered in England Number: 08124266

Letting & Management

If you have or you are considering purchasing a property for rental and investment, please contact Stephen Bowden or Tracey Bowden for specialist letting and management advice.

O'Connor Bowden provides asset and tenancy management services to hundreds of landlords together with a range of investor based support services including; valuations, appraisals, disposal, acquisition and performance improvement plans.

Investment Property

O'Connor Bowden has sourced 1,000s of residential investment properties in Manchester and Cheshire. We have a worldwide network of clients we help to successfully grow, develop and maintain their property investment portfolios. Clients range from individual buy-to-let landlords with one property to large corporate investment companies. We source and sell property to order; individual buy to let property; investment portfolios, new development and off-plan investment deals.

DISCLAIMER:

THE PROPERTY MISDESCRIPTIONS ACT 1991: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.

All measurements are approximate.

MISREPRESENTATION ACT 1967: The property details have been produced in good faith, are set out as a general guide and do not constitute the whole or part of any contract. All liability, in negligence or otherwise, arising from the use of the details is hereby excluded

Offices at:

13 Stockport Road, Marple, Stockport, Cheshire, SK6 6BD
Bank Chambers, 1 Compstall Road, Romiley, Stockport, Cheshire, SK6 4BT
1 & 2 Damaz Building, Sharp Street, Manchester, M4 5BZ
Lumiere Building, 38 City Road East, Southern Gateway, Manchester, M15 4QL
Skyline Central 2, 10-12 Rochdale Road, Northern Quarter, Manchester, M4 4JR



Romiley 0161 406 0044 Marple 0161 427 2971

www.oconnorbowden.co.uk