



7 Gerrards Wood, Gee Cross, Hyde SK14 5DJ

£395,000.00 Subject to contract

- **Bespoke Detached House**
- **Highly Sought-after Location**
- **Quiet Backwater**
- **3 Bedrooms / 2 Bathrooms**
- **Easy Conversion into 4 Bedrooms if required**
- **First Floor Garden Terrace**
- **Juliette Balconies in Lounge**
- **Utility Room**
- **Driveway Parking**
- **Build Warranty Available**

**O'Connor
Bowden**

Estate Agents, Lettings & Management

www.oconnorbowden.co.uk

Telephone: **0161 406 0044**

PROPERTY DESCRIPTION:

A RECENTLY BUILT BESPOKE HOUSE IN A FABULOUS LOCATION.

A truly unique recently built detached house, providing bespoke, versatile accommodation, designed over three floors to suit the terrain and the idyllic surroundings of Gerrards Hollow. Situated in one of the most sought-after locations in Gee Cross, this recently constructed house is located within small quiet Hamlet of houses and cottages, tucked away in a private backwater yet really convenient from the amenities provided in nearby Hyde, Romiley, Woodley and Stockport.

The property is currently arranged as a three-bedroom house. With minimal internal redesign and configuration, the internal space could easily provide four-bedroom accommodation or two-bedroom accommodation with increased living rooms. The versatility adds to the character and charm of this home.

The property is accessed through a contemporary composite door leading into a ground floor entrance hallway with a turning staircase moving upwards to the first floor. The ground floor contains TWO DOUBLE SIZED BEDROOMS, a UTILITY ROOM with side access door. There is a luxury family BATHROOM with twin wash hand basins, WC and a bath with a shower over.

From the first-floor landing, you can access a raised garden terrace with glass balustrades and a pleasant outlook. Access is also provided to an open-plan LOUNGE / KITCHEN, reminiscent of a modern fashionable apartment. The lounge features two double opening glazed doors with glass Juliette Balconies whilst the kitchen is fitted with modern satin white kitchen units with dark complementary worktop surfaces.

The staircase rises further, upwards to the second-floor landing where there is a large window providing an abundance of natural light. The second floor is currently used as a MASTER BEDROOM SUITE with an EN-SUITE SHOWER ROOM.

Benefiting from a dual aspect and from four windows, the master bedroom could be divided into two separate rooms or used as an additional reception living room as required.

Outside the easy to maintain garden areas are a collection of raised terraces to the side and rear of the property, combining a number of seating and relaxation areas finished in decking, gravel and Astroturf.

A gravel driveway and parking area is located to the front of the property.

The property was completed in March 2018, having been built to latest wall and roof insulation standards and is fitted with Gas Central Heating and UPVC Double Glazing. We are advised that the balance of a 10-year Build Safe Warranty will be provided, valid until March 2028.

ACCOMMODATION:

Ground Floor:

Entrance Hall: 4.61m x 1.71m

Contemporary composite front entrance door; Spindled turning staircase to the first floor; grey laminate floor covering; radiator.

Bedroom 2: 4.16m x 2.71m

Two UPVC double glazed window overlooking the front of the property; carpet flooring; radiator; door leading to outside rear lower level area.

Bedroom 3: 4.23m x 2.68m

Two UPVC double glazed window overlooking the front of the property; carpet flooring; radiator.

Bathroom: 3.21m x 2.271m

A luxury fitted bathroom with a white suite comprised; low level WC, twin bowl basins with shelved wash hand basin, panel bath with shower over and glass screen. Black gloss splash backs; grey laminate flooring; towel radiator.

Utility Room: 2.27m x 1.51m

Fitted work top surface with inset black sink unit; plumbing for washing machine below; Potterton gas central heating combination boiler; UPVC part double glazed side door; grey laminate flooring; radiator.

First Floor:

Landing: 3.30m x 1.73m

Turning staircase to all floors; UPVC double glazed door leading to the first-floor terrace and garden.

Open-Plan 'L' Shaped Lounge & Kitchen.

Lounge Area: 4.23m x 3.92m

Two sets of opening UPVC double glazed doors leading out onto glass Juliette Balconies; 4 x wall lights; grey laminate flooring; radiator.

Kitchen Area: 3.48m x 2.33m

Fitted with a range of white satin finished kitchen units with a dark grey contrasting work top surface and up stand; inset modern 'Belfast Sink'; electric cooker hob; extractor fan; built-in oven and grill; integrated slimline dishwasher; integrated fridge / freezer; 2-seater breakfast bar; inset ceiling spot lights; UPVC double glazed window to rear. Grey laminate flooring.

Second Floor:

Landing:

Turning staircase and balustrade; UPVC double glazed feature window to the rear.

Bedroom 1: 4.28m (plus recess) x 4.23m

Two dormer UPVC double glazed windows overlooking the front of the property; two UPVC double glazed side windows; radiator; carpet floor covering.

PROPERTY DESCRIPTION CONTINUED:

Second Floor Continued:

En-Suite Shower Room:

Fitted with white three-piece suite comprising; shower cubical with glass screen; vanity wash hand basin; low level WC. Towel radiator; grey laminate floor covering.

External:

Gardens:

The main garden area is at first floor level, located to the side and rear of the house. The side garden is Astroturf terrace with built in seating and glass and brick balustrade. The rear garden area is a decked. The garden extends to a higher level via timber steps, leading to a mainly gravel garden area.

Parking:

There is a gravel parking area to the front of the property.

YEAR BUILT:

2018

BUILD WARRANTY:

We understand from the seller, a 10-year Build Safe Warranty will be provided – valid until March 2028.

ENERGY PERFORMANCE CERTIFICATE:

The EPC band is currently B.

COUNCIL TAX BAND:

The property is rated at Band E.

SUBJECT TO CONTRACT SALE TERMS:

This property is offered for sale by means of private treaty and on subject to contract terms.

POSSESSION TERMS:

This property is offered with vacant possession on completion.

TENURE:

The property is Freehold. Confirmation will be provided by the seller's solicitors before contracts are entered.

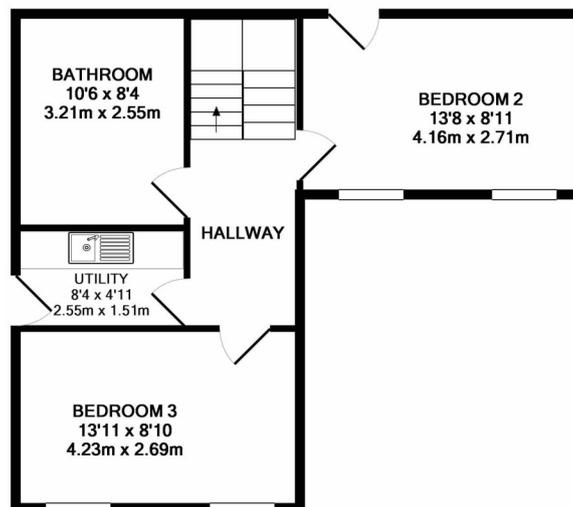
SERVICES:

O'Connor Bowden has not checked any mains or private utility services at this property, neither have we received confirmation or sought confirmation from the statutory bodies of the presence of these services and their function. O'Connor Bowden cannot confirm services are in working order. O'Connor Bowden has not checked any of the appliances, electrical, heating or plumbing systems at this property. All prospective purchasers should satisfy themselves on this point prior to entering into a contract and we recommend and advise any prospective purchaser to obtain advice and verification from their solicitor and / or surveyor on all

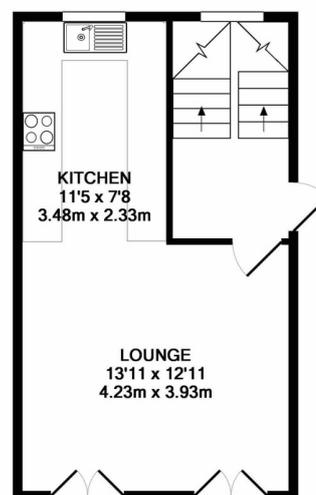
VIEWING ARRANGEMENTS:

Viewing is strictly by appointment through O'Connor Bowden. For all enquires and viewing appointments, please telephone 0161 406 0044.

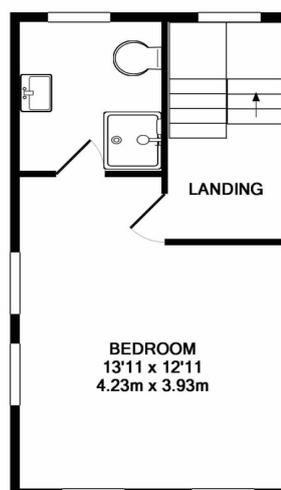
FLOOR PLANS:



GROUND FLOOR
APPROX. FLOOR
AREA 459 SQ.FT.
(42.6 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 337 SQ.FT.
(31.1 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 337 SQ.FT.
(31.3 SQ.M.)

GALLERY:



External Image



External Image



External Image



Rear Elevation



View from Garden



View from Garden

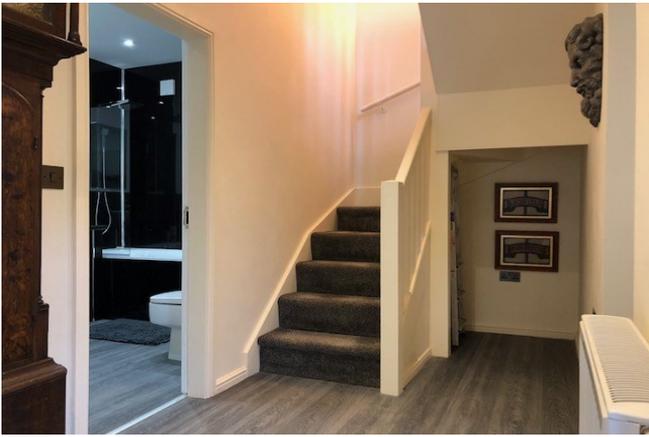


Rear Decking



Rear Decking

GALLERY:



Entrance Hall



Second Floor Landing



Lounge



Lounge



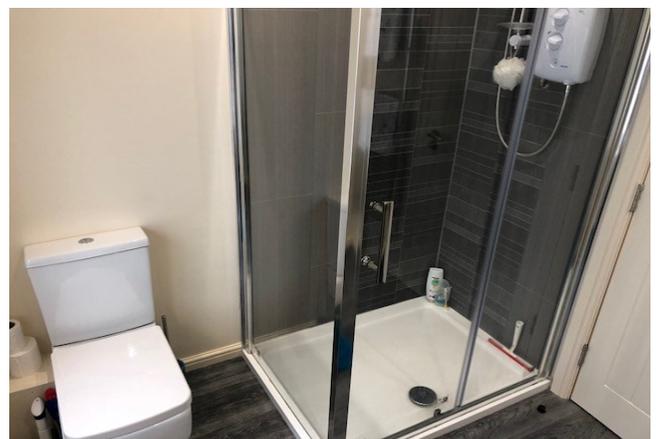
Kitchen



Master Bedroom



En-Suite Shower Room



En-Suite Shower Room

GALLERY:



Bedroom 2



Bedroom 3



Bathroom



Utility Room

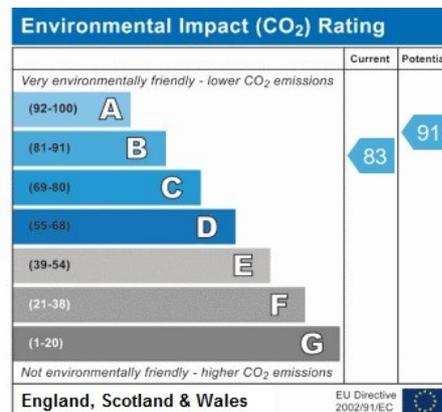
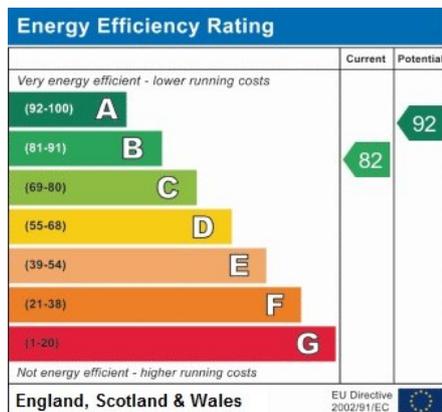


Garden Terrace



Garden Terrace

EPC:



About O'Connor Bowden:

O'Connor Bowden is a group of privately owned companies providing client services in Lettings, Property Management, Estate Agency, Property Investment, Development, PRS Fund Management, Building Management & Maintenance.

Our Service:

Since 2003, our focus has been people, their homes and their property investments. Our role is quite simple, we assist with or need of a property, from finding a new home, selling a development or investing in the future.

Letting & Management:

We manage an extensive range of homes and properties throughout Greater Manchester and Cheshire., let to Professional and Corporate Tenants.

Estate Agency:

Our Estate Agency services will help you sell your home quickly and efficiently. Thinking of selling your home, arrange a free valuation NOW!

Investment Property:

Since 2003 O'Connor Bowden has sourced and sold 1,000s of new build and re-sale residential investment properties in Manchester and Cheshire to UK landlords and investors.

Developments:

We act for and often partner developers to manage pre-sales, off-plan sales and site sales of new-build property to investors and homeowners.

Call us?

If you have property requirement, selling, purchasing, letting or managing, please contact Stephen Bowden or Tracey Bowden for free friendly informal advice—0161 406 0044.

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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