



St. Pauls Hill Road, Godley, Hyde, SK14 2SW
Offers in the region of £270,000

Having undergone an extensive modernisation programme this immaculate & impressive two double bedroom extended semi detached bungalow offering deceptively sized accommodation with further potential if required of which only a full personal inspection will fully reveal.

Ideally located within walking distance to Godley Train Station, local walks and with Hyde town centre with all its amenities and travel links just a stone's throw the location could not get much better. With well planned and spacious accommodation the property certainly expels a new home feel and offers contemporary living with accommodation that briefly comprises: Entrance hallway, superbly sized lounge, an impressive recently fitted kitchen, to great sized bedrooms with the second being of a size that would easily be able to split if required and an immaculate contemporary four piece bathroom/WC. To the outside the property has a good sized garden to the rear with great sized paved and shaled patio areas, a lovely sized garden to the front with a driveway for two vehicles. The property is Upvc double glazed and central heated and an early viewing is strongly recommended!

Immaculate & Ready To Move Into - View Today!



GROUND FLOOR

Hall

Composite double glazed front door, decorative flooring, access to the roof void via pull down ladder and radiator.

Lounge

18'8" x 11'6" (5.70m x 3.50m)

Great sized room with large double glazed window to the front and side flooding the room with light, fitted feature fire surround with feature fire inset, TV aerial point, inset ceiling spot lights, radiator.

Kitchen

8'7" x 8'6" (2.61m x 2.58m)

Fitted with a matching range of high gloss fitted base and wall units with a single drainer stainless steel sink unit and work tops over, fitted four ring gas hob with extractor hood above and electric oven below, space and plumbing for automatic washing machine, integrated fridge & freezer, Upvc double glazed window to the front, gas central heating boiler, decorative flooring, radiator.

Bedroom 1

11'6" x 11'6" (3.50m x 3.50m)

Upvc double glazed window to the rear, radiator.

Bedroom 2/Dining Room/Potential to Split

15'3" x 9'1" (4.64m x 2.76m)

Fantastic extended room with window to rear and side elevations, great potential to split the room if required, radiator.

Bathroom/WC

Impressive contemporary fitted bathroom suite in white with panelled bath, fitted walk in shower cubicle with mixer rain shower, vanity wash hand basin, low level WC, Upvc double glazed window to the side elevation, partially tiled walls, decorative flooring and heated towel rail.

OUTSIDE

Gardens & Driveway

To the outside the property has a good sized lawned garden to the rear, flower and herbaceous borders, large paved and shaled patio areas, fenced boundaries. To the front is a lawned garden area with driveway providing off road parking for two vehicles.

DISCLAIMER

Home Estate Agents believe all the particulars given to be accurate. They have not tested or inspected any equipment, apparatus, fixtures or fittings and cannot, therefore, offer any proof or confirmation as to their condition or fitness for purpose thereof. The purchaser is advised to obtain the necessary verification from the solicitor or the surveyor. All measurements

given are approximate and for guide purposes only and should not be relied upon as accurate for the purpose of buying fixtures, floor-coverings, etc. The buyer should satisfy him/herself of all measurements prior to purchase.

Before we can accept an offer for any property we will need certain information from you which will enable us to qualify your offer. If you are making a cash offer which is not dependent upon the sale of another property we will require proof of funds. You should be advised that any approach to a bank, building society or solicitor before we have qualified your offer may result in legal or survey fees being lost. In addition, any delay may result in the property being offered to someone else.



Total area: approx. 63.3 sq. metres (681.7 sq. feet)

