home estate agents

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# St. Pauls Hill Road, Godley, Hyde, SK14 2SW

## Offers in the region of £265,000

Deceptively spacious is this two bedroom semi detached bungalow located in the highly popular area of Godley, this home is perfect for the retiree or downsizer and has been much improved by the current owners and only a full personal inspection will fully reveal the quality of accommodation that is on offer.

The well planned and chain free property briefly comprises: To the ground floor, entrance hallway, great sized lounge with large picture window flooding the room with light, recently fitted kitchen with integrated fridge and freezer, four ring gas hob with electric double oven below and patio doors leading to the great sized conservatory. two good sized bedrooms and a bathroom/WC. To the outside the property has a driveway with parking for two vehicles to the front with an astro turfed garden, and an excellent sized garden to the rear, a rural landscape is accessed via Green Lane offerings walks in and around Godley Brook and to Werneth Low Country Park.

All transport links are easily accessible with Godley Railway Station just half a mile away which offers links into Manchester City centre, Glossop and beyond. In addition to ease of access to M67/M60 Motorway links there are good local schools and shopping, all in all a very convenient location.

Viewing Highly Recommended!







## GROUND FLOOR

### Entrance Hall

### Lounge
16'11" x 12'1" (5.16m x 3.68m)

### Kitchen
9'6" x 8'10" (2.89m x 2.70m)

### Conservatory
11'11" x 10'0" (3.63m x 3.06m)

### Bedroom 1
12'0" x 12'1" (3.65m x 3.68m)

### Bedroom 2
6'11" x 8'10" (2.11m x 2.70m)

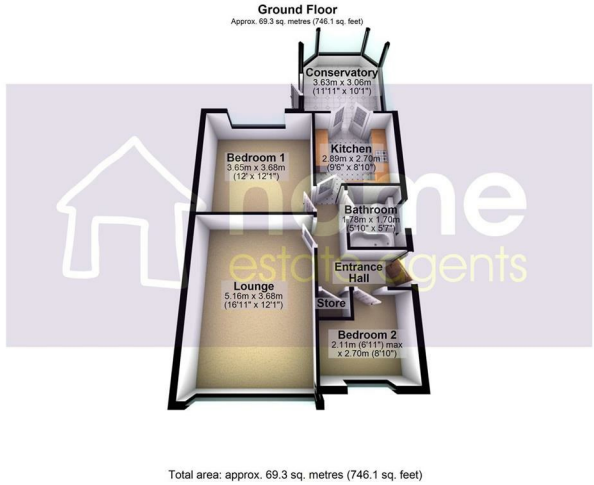
### Bathroom/WC

## OUTSIDE

### Gardens & Driveway

## 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/her self 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. 69.3 sq. metres (746.1 sq. feet)







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