



## Barmhouse Mews, Hyde, SK14 3SF

Price £259,950

Situated on a highly sought-after development in Godley, this attractive three-bedroom end mews property offers well-balanced accommodation ideal for families and professionals alike. The location is particularly convenient, being just a short distance from the town centre and within easy reach of the M67 motorway and M60 motorway networks, making commuting straightforward. Godley railway station is also nearby, providing a direct rail link into Manchester City Centre, while the nearby Godley Reservoir offers pleasant waterside walks and green open space right on the doorstep.

The accommodation briefly comprises an entrance hall leading to a convenient downstairs WC, a comfortable lounge which opens seamlessly into the dining room, and French doors that provide access to and views over the rear garden, creating an ideal space for both everyday living and entertaining. The kitchen is also located on the ground floor and is well positioned to serve the dining area.

To the first floor are three bedrooms, including a spacious main bedroom with its own en-suite, along with a modern shower room serving the remaining bedrooms.

Externally, the property benefits from allocated parking spaces to the front and an enclosed rear garden featuring a paved patio area and lawn, offering a private and manageable outdoor space to enjoy throughout the year.



## GROUND FLOOR

### Entrance Hall

Door to front, doors leading to:

### WC

Two piece suite comprising wash hadn't basin and low-level WC, double glazed window to front, radiator.

### Lounge

15'10" x 12'6" (4.82m x 3.81m)

Two double glazed windows to rear, radiator, stairs leading to first floor, open plan to:

### Dining Room

6'9" x 10'0" (2.05m x 3.05m)

Radiator, double glazed French doors opening to rear garden, door leading to:

### Kitchen

8'9" x 10'0" (2.67m x 3.05m)

Fitted with a matching range of base and eye level units with worktop space over, inset sink and drainer with mixer tap, tiled splashbacks, plumbing for washing machine, space for fridge/freezer, built-in oven, built-in hob with extractor hood over, double glazed window to front, radiator, door to storage cupboard.

## FIRST FLOOR

### Landing

Double glazed window to front, door leading to:

### Master Bedroom

12'2" x 9'11" (3.72m x 3.03m)

Double glazed window to rear, radiator, open plan to:

### En-suite

Two piece comprising vanity wash hand basin and shower enclosure, part tiled walls, double glazed window to front, radiator.

### Bedroom 2

9'5" x 9'5" (2.87m x 2.87m)

Double glazed window to rear, radiator.

### Bedroom 3

6'1" x 7'0" (1.85m x 2.13m)

Double glazed window to front, radiator.

### Shower Room

6'1" x 6'6" (1.86m x 1.98m)

Three piece suite comprising shower enclosure, pedestal wash hand basin and low-level WC tiled walls, double glazed window to rear, door to:

## OUTSIDE

Two off road parking spaces to the front. Enclosed garden to the rear with paved patio, lawn area and wooden shed.

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Total area: approx. 67.0 sq. metres (721.6 sq. feet)

