



Sheffield Road, Godley, Hyde, SK14 2PL

Offers in the region of £260,000

Nestled on Sheffield Road in the charming area of Godley, Hyde, this delightful mid-terrace house offers a perfect blend of comfort and style. With two inviting reception rooms, this property provides ample space for relaxation and entertaining. The two well-proportioned bedrooms are ideal for a small family or professionals seeking a peaceful retreat.

The house features a modern bathroom, ensuring convenience for daily routines. A standout feature of this home is the conservatory, which invites natural light and offers a lovely space to enjoy the views of Werneth Low, creating a serene atmosphere throughout the year.

For those who appreciate warmth and ambience, the property is equipped with two Defra multi-burner stoves, perfect for cosy evenings in during the colder months. The back garden, fully laid with artificial grass, provides a low-maintenance outdoor space, ideal for enjoying the fresh air without the hassle of upkeep.

Parking is made easy with an off-road space for one vehicle, adding to the convenience of this lovely home. This property is not just a house; it is a place where comfort meets practicality, making it an excellent choice for anyone looking to settle in a welcoming community. Don't miss the opportunity to make this charming residence your own.



GROUND FLOOR

Porch

Hardwood front door, meter cupboard and glazed door to hallway.

Hall

Stairs to the first floor and radiator.

Lounge

11'10" x 10'7" (3.61m x 3.23m)

Fitted feature fire surround with multi fuel burner, ceiling cornices, picture rail, Upvc double glazed bay window to the front, window to hallway, radiator.

Kitchen/Dining Room

15'0" x 14'1" (4.58m x 4.29m)

Lovely and large fitted dining kitchen fitted with matching range of base and eye level units with worktop over, sink with mixer tap over, fitted four ring gas hob with extractor hood above and electric oven below, space for fridge freezer, plumbing and space for washing machine and dryer, tiled splash backs, double glazed sliding doors to the sun room, Upvc double glazed window to the rear, ceiling spot lights, fitted solid oak feature fire surround with multi fuel burner, under stairs storage cupboard, gas central heating boiler.

Sun Room

8'10" x 11'9" (2.70m x 3.58m)

Two windows to rear, Upvc double glazed French style patio doors to the rear garden, two low energy electric heaters, TV aerial point, doors to storage cupboards.

Garden room

Sheltered room and leads o the rear garden.

FIRST FLOOR

Landing

Access to roof void

Bedroom 1

11'11" x 14'1" (3.63m x 4.29m)

Upvc double glazed window to front, ceiling cornices, radiator.

Bedroom 2

12'5" x 8'10" (3.78m x 2.68m)

Upvc double glazed window to rear, ceiling cornices, pedestal wash hand basin, recess wardrobe and radiator.

Bathroom/WC

Window to rear, panelled bath with shower over, pedestal wash hand basin, low level WC, dado rail, part tiled walls, radiator.

Loft Room/Storage Space

21'7" x 14'1" (6.58m x 4.29m)

Great sized loft room for storage currently

OUTSIDE

Gardens & Driveway

To the front is a forecourt garden with walled and fenced boundaries, shaled garden area, mature conifers and gate. To the rear is a lovely sized garden being astro turfed with shaled walkways and garden room attached to the sun room, laurel and conifer bush boundaries, gate to the rear carport and 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. 113.8 sq. metres (1225.1 sq. feet)

