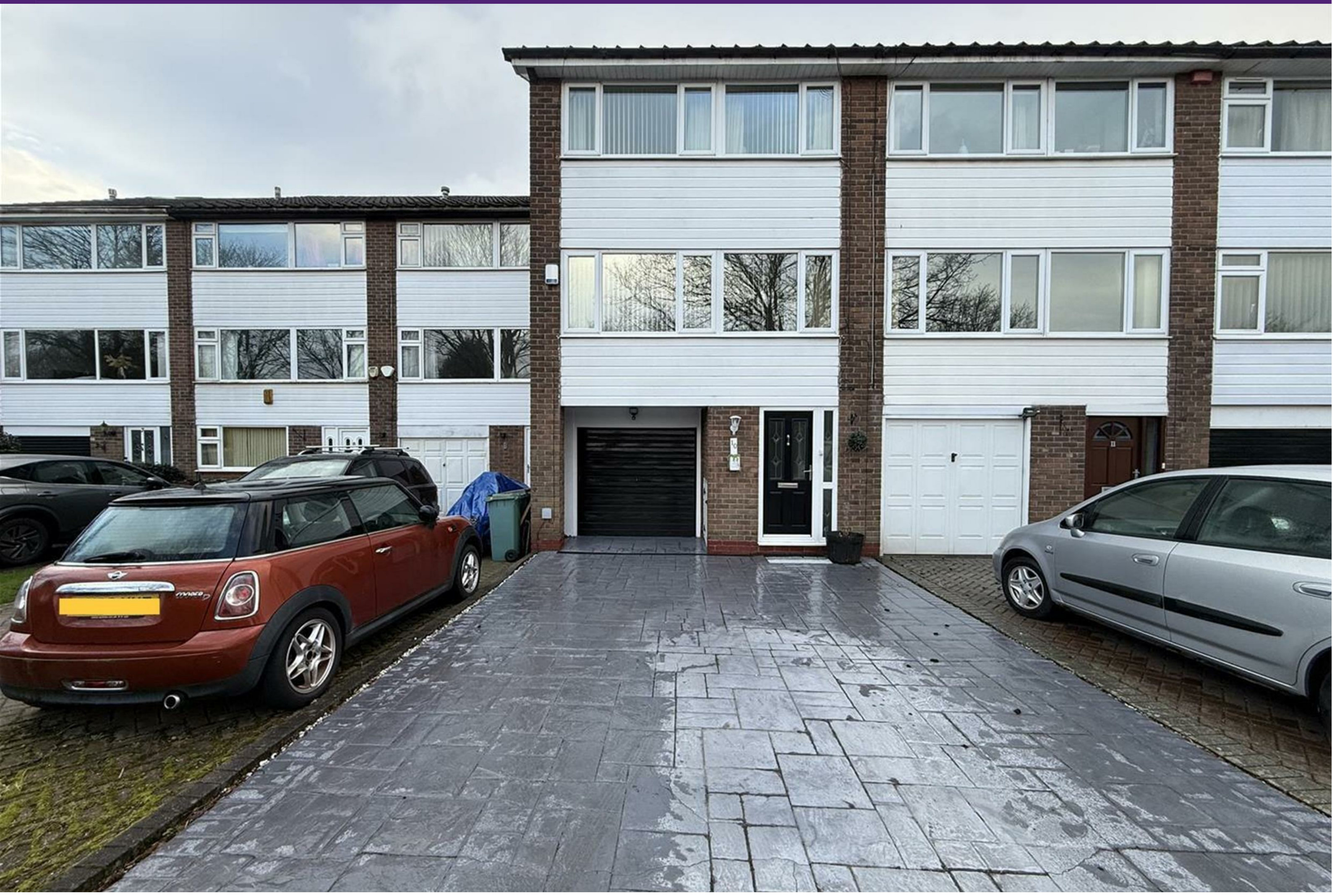
There's no agent like home



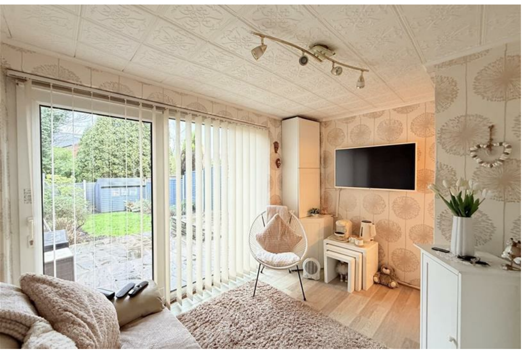
Green Hill Road, Hyde, SK14 2PX

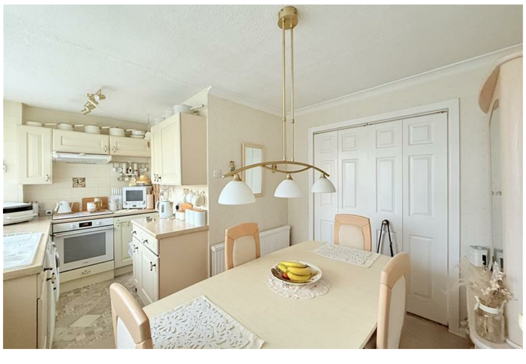
Offers in the region of £280,000

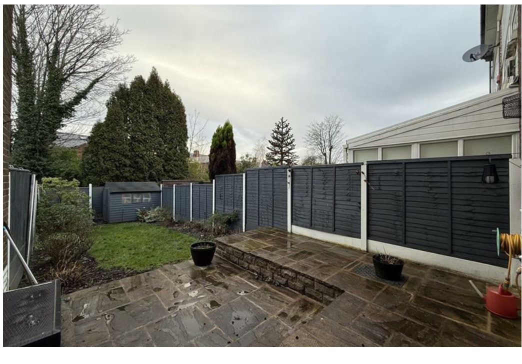
This attractive three-bedroom, three-storey townhouse is set within a popular and well-established residential development in Godley, making it an ideal choice for families, professionals and commuters alike. The property falls within the catchment area for the highly regarded Godley Primary School and is conveniently located close to Godley train station, providing regular services into Manchester. Excellent motorway links, local shops, amenities and public transport options are all within easy reach. For those who enjoy the outdoors, scenic reservoir walks are also nearby.

Internally, the property offers well-planned and versatile accommodation arranged over three floors. Upon entering, an entrance hall leads through to an inner hallway, providing access to a ground floor WC and a comfortable sitting room. The sitting room enjoys a pleasant outlook over the rear garden and benefits from patio doors that open directly onto the outdoor space.
To the first floor is a generous lounge, offering a flexible living area. The kitchen/diner is also located on this level and provides ample space for dining and entertaining, with a practical layout that caters well to modern family life. The second floor hosts three well-proportioned bedrooms, making the property suitable for a range of buyers, along with a family bathroom fitted to serve all bedrooms. The layout across the upper floors offers a good degree of separation between living and sleeping accommodation, enhancing privacy and comfort.

Externally, the property benefits from a driveway to the front providing off-road parking and leading to an integral garage, ideal for additional storage. To the rear is an enclosed garden featuring a paved patio area and a lawn, offering a pleasant and private outdoor space suitable for relaxation or family use.







GROUND FLOOR

Entrance Hall
Door to front, door leading to:

Hallway
Door to storage cupboard, stairs leading to first floor, doors leading to:

Sitting Room
7'8" x 11'2" (2.33m x 3.40m)
Radiator, door leading to garage, double glazed sliding patio door opening out to rear garden.

WC
Two piece suite comprising wash hand basin and low-level WC, double glazed window to rear.

FIRST FLOOR

Lounge
22'0" x 14'10" (6.71m x 4.52m)
Double glazed window to front, radiator, stairs leading to second floor, door leading to:

Kitchen/Diner
10'4" x 14'10" (3.15m x 4.52m)
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 rear, radiator.

SECOND FLOOR

Landing
Doors leading to:

Bedroom 1
15'0" x 8'5" (4.57m x 2.57m)
Double glazed window to front, radiator.

Bedroom 2
13'0" x 8'5" (3.96m x 2.57m)
Double glazed window to rear, radiator.

Bedroom 3
10'6" x 6'5" (3.19m x 1.96m)
Double glazed window to front, radiator.

Bathroom
7'4" x 6'5" (2.23m x 1.96m)
Three piece suite comprising panelled bath with shower over, pedestal wash hand basin and low-level WC, tiled walls, double glazed window to rear, radiator.

OUTSIDE
Driveway to the front leading to the integral garage. Enclosed garden to the rear with paved patio and lawned area.

Garage
16'8" x 8'3" (5.08m x 2.51m)
Up and over door to the front, access door to the rear.

DISCLAIMER

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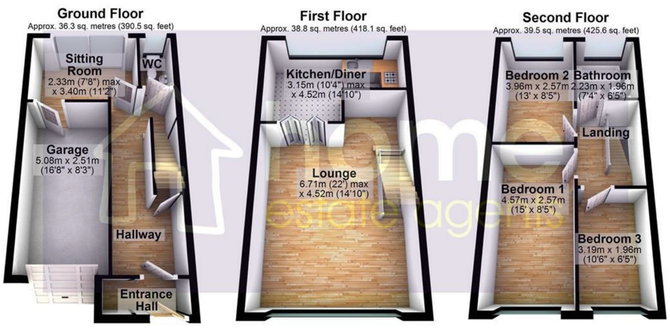

Total area: approx. 114.7 sq. metres (1234.1 sq. feet)