



5 Westwood Avenue, Hyde, SK14 3AZ

£400,000

A Wilson Estates are proud to offer for sale this four bedroom detached property located on Westwood Avenue in Godley. Tastefully modernised by the current owners, this home comes to the market offering spacious living accommodation set over two floors, and caters perfectly to the needs of a growing family or those who appreciate the extra space for guests

The property itself comprises of a modern, bright entrance hallway, light and airy lounge, a dining room that opens into the large conservatory, plus a good sized kitchen and a handy downstairs w.c. The garage is integral, offering plenty of storage or even the option for use as a home gym. To the first floor there are three double bedrooms and a good sized fourth bedroom, the master benefiting from an en-suite shower room, plus a family bathroom. Externally the property has parking for several cars to the front on a large driveway plus a lawned area, whilst to the rear there is a well maintained garden providing the ideal space for outdoor entertaining in the summer months.

The location is ideal for transport links, with Godley Railway Station being less than a ten minute stroll away providing excellent links into Manchester City Centre and beyond. There are also motorway links just a short drive away. The area boasts plentiful green spaces nearby including Godley Reservoir, and bridleways leading towards Werneth Low and Hobson Moor. Godley itself is a highly desired neighbourhood with a lovely sense of community spirit. This beautiful family home is within the catchment

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Entrance Vestibule

Sliding door. Door leading to:

Hallway

Stairs leading to first floor. Radiator. Double doors leading to:

Living Room

16'9" x 11'6" (5.10m x 3.50m)

Double glazed window to front elevation. Living flame gas fireplace. Ceiling light. Radiator. Double part glazed doors leading to:

Dining Room

11'6" x 11'0" (3.50m x 3.36m)

Laminate flooring. Spotlights to ceiling. Radiator. Open plan to:

Conservatory

Glazed windows to rear and side. Double doors to side leading out to the rear garden. False ceiling with spot lights.

Kitchen

10'8" x 15'11" (3.24m x 4.86m)

Fitted with a matching range of base and eye level units with worktop space over. Plumbing for automatic washing machine. Space for under counter fridge, space for under counter freezer, space for dishwasher. Laminate flooring. Spotlights to ceiling. Built in eye level electric oven and grill. Four ring gas hob with extractor hood over. One and a half bowl stainless steel sink with swan neck mixer tap over. Double glazed window to rear. Door leading to rear garden.

WC

Double glazed window to side elevation. low level flush wc. Hand wash basin. Radiator.

Garage

Up and over door, door to hallway.

Landing

Storage cupboard, door to:

Bedroom One

13'1" x 11'6" (4.00m x 3.50m)

Double glazed window to front elevation. Built in wardrobe storage. Ceiling light. radiator. door to:

En-suite

Double glazed window to side elevation. Fitted with three piece suite comprising of shower cubicle, w.c. and hand wash basin with vanity unit under.

Bedroom Two

11'9" x 11'4" (3.59m x 3.45m)

Double glazed window to front elevation. Ceiling light. Radiator.

Bedroom Three

12'0" x 9'10" (3.66m x 2.99m)

Double glazed window to rear elevation. Built in wardrobes. Ceiling light. Radiator.

Bedroom Four

9'9" x 8'3" (2.97m x 2.51m)

Double glazed window to rear elevation. Ceiling light. Radiator.

Bathroom

Double glazed window to rear elevation. Fitted with three piece suite comprising of panelled bath with shower over, w.c. and hand wash basin.

Externally

Lawned front garden with driveway parking for two vehicles. Low maintenance garden to rear mainly laid with patio with additional artificially turfed lawn area with wooden sleeper borders.

Additional Information

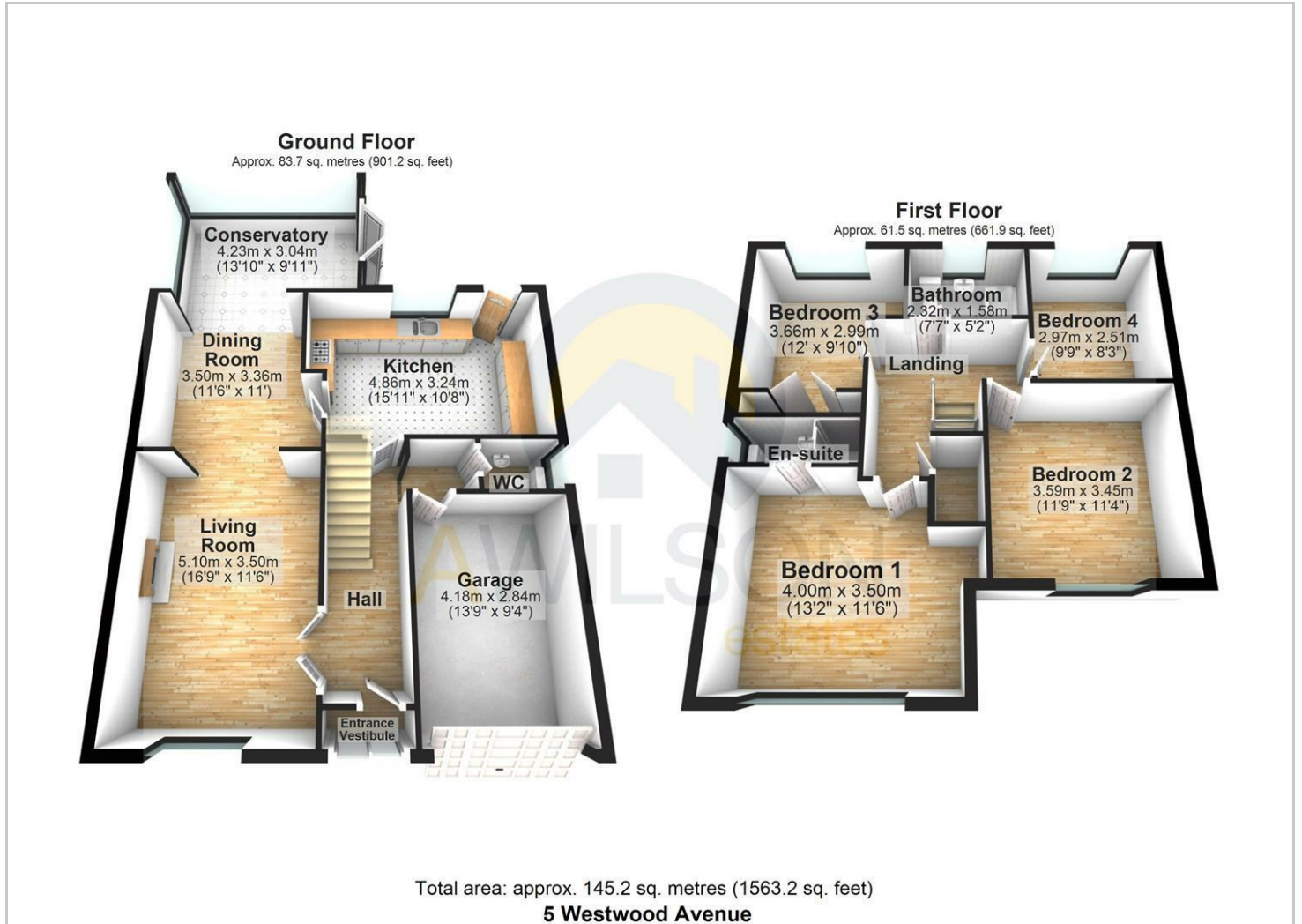
Tenure: Freehold

Council Tax Band: E

EPC Rating: C

Tel: 0161 303 0778





Viewing

Please contact our A Wilson Estates Ltd Office on 0161 303 0778 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	74	England & Wales		EU Directive 2002/91/EC	84

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