



The Old Vicarage

SHEFFIELD ROAD | GODLEY

Welcome

As you arrive home to this impressive property you are greeted by a sweeping horseshoe driveway, with ample parking for all the family and visitors. Through the front door of this pleasingly symmetrical home and there is a handy vestibule to kick off your shoes before entering the hallway.

On the ground floor there are three sitting rooms to choose from: pour a glass of wine and enjoy a cosy night in overlooking the rear garden, let the children have an X Box room and finally all gather round, open the popcorn and enjoy a family movie together in the snug.

A ground floor wc is in the perfect place so guests and little ones don't need to wander round the house whilst the utility room is big enough to accommodate the needs of the largest of families. The utility room has extra kitchen storage, sink and space to store hoovers, ironing boards plus the boiler so ideal for airing the washing on a cool day.





Heart Of The Home

At the end of the hallway wander through into your kitchen/dining/family room, you are likely to spend most of your time here. The kitchen has Amtico flooring and is fitted with the latest appliances, including space for an integrated fridge/freezer, dishwasher, and gas hob. There is a central island with breakfast bar for all the family to sit and have breakfast together plus lounge area for relaxing whilst dinner is prepared. A large dining table will easily cope with the busiest of Christmas gatherings.

Bedroom Bliss

There is an oak and glass staircase that leads you upstairs to four fabulous double bedrooms, with scope to extend further if desired.

The Principal Bedroom is to the left, a stunning room with space for a king-sized bed and wardrobes. Enjoy your morning cup of tea or aperitif in peace and tranquillity, while you get ready in your private en suite with a pristine white suite and power shower.

Three further double bedrooms, one with a toilet en suite and a further luxurious family bathroom with separate shower cubicle and luxurious bath to sink into completes this floor.

If you need further rooms the current owners have fitted an oak staircase leading to another floor above. Whilst this space has not yet been decorated it is fully boarded with electrics and heating in place ready for you to create a stunning principal suite or further double bedrooms and en suite bathrooms.





Outdoors

Throw open the bi folds on a summers day and bring the outside in, your family and friends can spill out onto the enormous patio and enjoy the private garden - a great area for scooters, trikes and other outdoor games.

You have two outdoor buildings, the first is currently used as a gym area but could be converted into an annex for multi-generational living. There is a further building that would make an excellent bar or games room.

There is power to both buildings so you can enjoy movies, hold an xBox party or shake the cocktail, sit at the bar and feel like you are on holiday.

There is a large established lawn to keep the young footballers happy and space for any number of trampolines and climbing frames.

Floor Plan

GROUND FLOOR
2403 sq.ft. (223.2 sq.m.) approx.

1ST FLOOR
788 sq.ft. (73.2 sq.m.) approx.



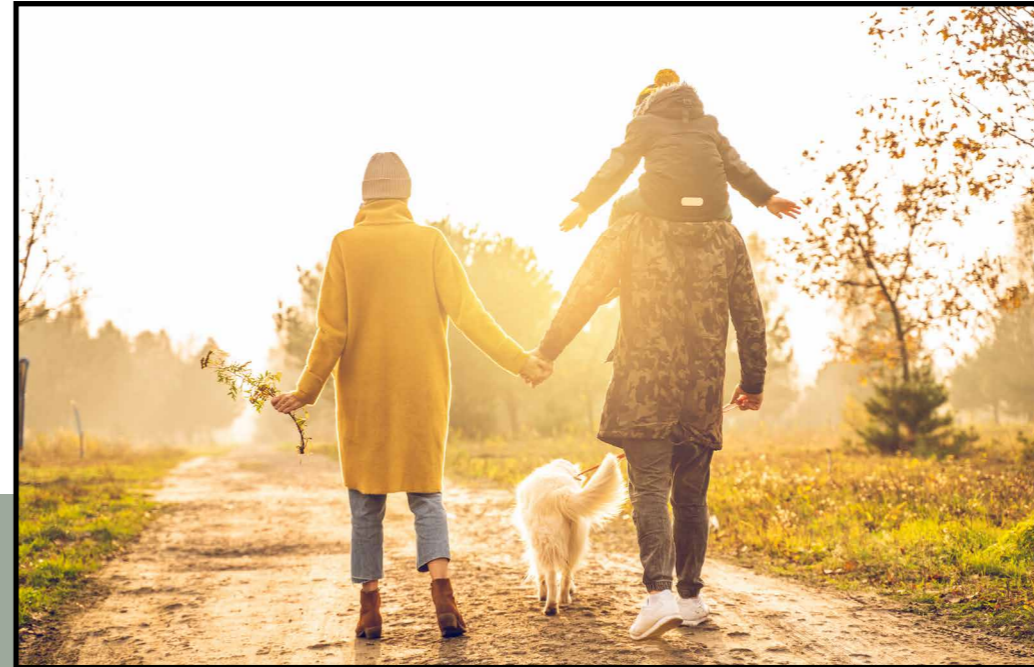
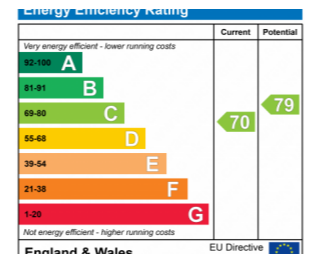
TOTAL FLOOR AREA : 3190 sq.ft. (296.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Finer Details

- Freehold
- Council Tax Band F
- Boiler location – Utility Room
- Boiler age and type – 4 years old Gas Combination
- Northeast facing garden.
- Off road parking for several vehicles
- Large garage
- Outside living space plus bar and games room
- Underfloor heating in the orangery
- Loft has 2 x cat 6 Cable supplies leading to the router.
- The fireplace in the snug is ready to have a wood stove fire to be fitted.



Out & About

Godley is the perfect location for family living and commuting if that's what you need to do. In catchment for Godley primary school a superb primary option and Alder community high school the children are well catered for, there are many private school options with transport available if that's your choice. A short drive to the M60/M67 opens up many links to access the North West and beyond, the airport is only a 30 minutes drive ideal for short hops or family vacations. If the train is your mode of choice you can walk to Godley train station and make connections straight from Piccadilly. The location gives you gentle strolls or cycles from your front door, a local cricket club with a great social scene but with the bright lights of Manchester City centre a short hop away. There are supermarkets and local shops close by so you can wander for your Sunday paper and stock up close by for the weekly shop.

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