



NO. 1
THE HOLLIES

GODLEY



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No 1 The Hollies is a spectacular four storey home with fabulous rooms on all floors to accommodate any family composition.



WELCOME

The ground floor on street level welcomes you with two receptions, one is currently used as a family snug to enjoy movie nights and X Box parties but would make a fantastic office.

A further lounge sits at the rear and is currently used as a children's playroom. Bring the outside in with beautiful French doors opening out over the garden, the sound of the brook twinkling down below. There is fitted storage for all those games and toys!

Entertaining on this level couldn't be easier with wc/cloaks and access to the garage.



FAMILY TIME

Head downstairs to the open plan kitchen/diner and family living space. The kitchen is no ordinary kitchen, huge is the only word to describe it, you can store everything to feed a small army with room to spare.

If open plan family living space or room for fantastic parties with friends is what you are looking for, this home is for you. Imagine late summer evenings stood around the kitchen island with your cocktail whilst supper is prepared or sat around the dining table playing games with the family, there are endless possibilities in this stunning room. A bright and welcoming conservatory has been installed to make the most of the view of the garden.





GLORIOUS GARDEN

Outside there is space for the all-important trampoline and with a stunning brook and bridge no one could be disappointed with what the outside space has to offer. If you have green fingers there is plenty of opportunities for greenhouses, veg plots and flower beds.

An all-weather football pitch and an outside bar in the garden will keep big and little kids entertained.





BEDROOM HAVEN

Whatever composition or size of family you have this home can accommodate you. With six stylish double bedrooms spread across three floors there is scope for teenagers to escape to their own floor or for grandma to have her own peace and quiet with an en suite bedroom and own living room. The scrumptious Principal Suite overlooks the magnificent rear garden and has an en suite shower room to rival any hotel room. One of the double bedrooms has been used as a pool room which shows the flexibility of the space on offer. Packed with superb in built storage plus garage this home is storage heaven, you will never be short of somewhere to put all the 'stuff' a family accumulates over the years.

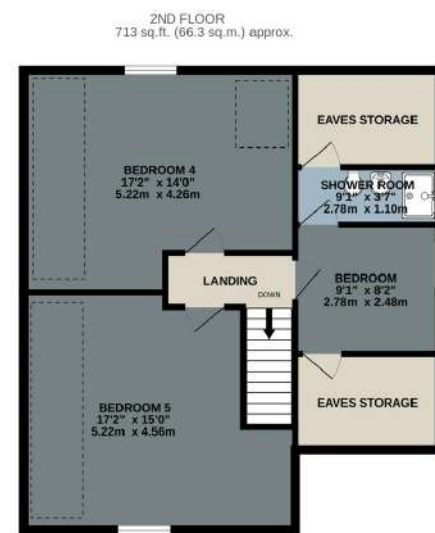
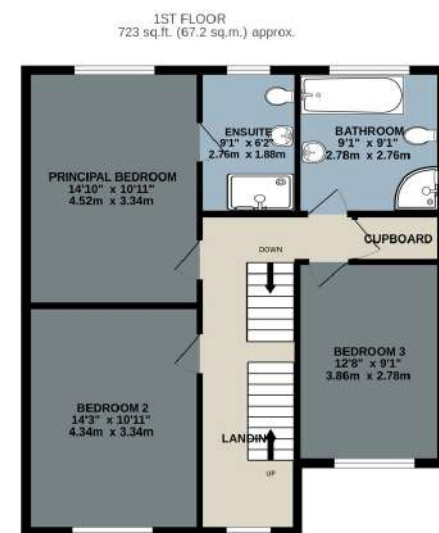
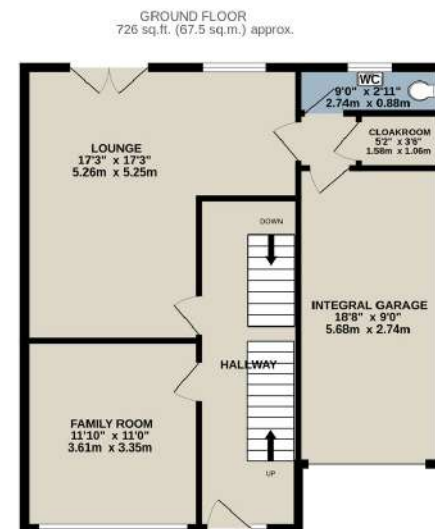






OUT & ABOUT

You and your one neighbour have your own private road with electric gates and intercom; block paved driveway and acres of parking for family and friends. 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 Northwest 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.



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FINER DETAILS

- Freehold
- Council Tax Band
- Boiler Type - Gas Combination
- Mains Electricity
- Water Meter
- Garage
- Driveway, With parking For Several Vehicles
- 25 Minute Drive To Manchester Airport/ City Centre
- 2 Minute walk to Godley Train Station
- Fabulous Walks On Your Door Step

TOTAL FLOOR AREA : 3011 sq.ft. (279.8 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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