

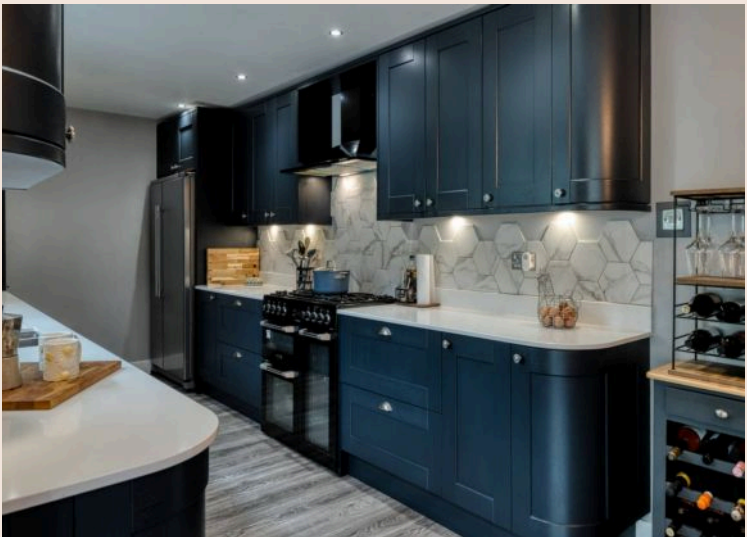


12 Longlands Drive, Hyde

£400,000 Freehold

Fabulous family home • Four bedrooms • Three bathrooms • Two reception rooms • Large corner plot • Walking Distance to Godley Railway Station • Close to motorway networks • Within catchment for Godley Primary School • Countryside on your doorstep





The current owners of this beautiful family home have created a ground floor space ideal for a growing family, those with teenagers or someone who likes to entertain.

Enter through the front door to be greeted by a hallway which welcomes you in, turn right and you have the first of four bedrooms. Perfect for a visiting guest you have lots of light and space for a double bed with large wardrobes. This is a great place for a home office for those working from home. The downstairs wc is perfect for visiting guests.

Across the hallway is your cosy living room, the bay window brings in the light and the electric fire is perfect for taking off the chill when the nights draw in. There will be no arguing where to sit, with bags of space for all your sofa combinations.

The lounge flows through into the dining and kitchen area with clever bi fold doors, should you choose to, you can easily separate these areas. The dark coloured units and stunning white work surfaces offer a clean modern look. The kitchen is packed with storage and integrated full-size dishwasher, double oven and space for a gas range cooker. You have ample work surfaces for cooking up a feast for all the family and great social space so you can enjoy the company whilst cooking.

Enjoy entertaining family and friends around the dining table or relax in the conservatory which has an insulated roof and radiator. When the weather is warmer open your patio doors to let in the summer sun.

The first floor is also well designed for families and visiting friends. The principal is light and bright, lots of space for wardrobes providing the all-important storage and the amazing en-suite shower room give you the perfect haven to retreat to after a long day.

A second double bedroom has a double aspect and stretched across the depth of the property. It is ideal for both a toddler or teenager. Ample space for all their storage needs, double bed plus their dressing table or gaming chair. The third single bedroom can fit all the required bedroom furniture with floor space left for little ones to play. To complete the first floor is the spacious family bathroom which has a bath with shower over. You have a large rear garden with large patio for the adults to enjoy in the evenings with a glass of wine or beer and a lawn for the children to enjoy a game of football.

Where it is

Longlands Drive is the perfect place for a family to enjoy the peaceful location but within easy reach of fantastic facilities. A short walk away is Godley Train station where you can easily get into Manchester City Centre for work or pleasure. Newton Cricket Club offers some great community activities to get involved with for both adults and children. There is a large Tesco a few minutes' drive away and all the amenities you could need close by. The motorway network is on hand for travel to work via the M60/M67 or into the Peak District for walks/cycling. You are in catchment for Alder CHS which has a good reputation.

Finer details

Freehold / Council tax band: E

Boiler location: Kitchen / Loft - boarded with ladder and light

Gas central heating / Boiler type: Gas / 6 Years Old

Off road parking / Council Tax band: E

EPC Energy Efficiency Rating: C



GROUND FLOOR
714 sq.ft. (66.3 sq.m.) approx.



1ST FLOOR
513 sq.ft. (47.7 sq.m.) approx.



TOTAL FLOOR AREA: 1227 sq.ft. (114.0 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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