



Sheffield Road, Godley

 JARDINE  
ESTATES







# Sheffield Road

Godley, Hyde

This property boasts beautiful kerb appeal that is sure to captivate all who enter. Step inside through the inviting porch, an ideal spot to shake off wet coats and shoes, and find yourself in a grand hallway adorned with an original door and stained glass features.

The heart of the home lies in the spacious kitchen, where ample worktop space, a range-style cooker, and a sink overlooking the pretty garden make cooking a pleasure. The adjacent large living room, with high ceilings and an open fire, seamlessly flows into the open-plan dining room, complete with a feature fireplace and patio doors leading to a secluded patio area.

Conveniently tucked away on the ground floor is a separate utility room with washer, dryer, boasting generous space for coats and shoes, along with a WC.

For additional storage needs, the basement accessed from the hallway provides ample space to keep belongings organised.







## Sheffield Road

Godley, Hyde

Ascending to the first floor, the principal suite comprises a room of grand proportions, flooded with natural light and offering delightful views from its large dual-aspect windows.

This floor is complemented by a large family bathroom, boasting a corner bath and separate shower cubicle.

A generously sized second double bedroom features an ensuite shower room and finally the third single bedroom, currently utilised as an office, presents endless possibilities.













# Sheffield Road

Godley, Hyde

Venturing to the second floor, discover two further double bedrooms offering versatile living arrangements along with a shower room serving the top floors.







## 115 Sheffield Road

Godley, Hyde

The property further benefits from an outside brick-built storage room, a driveway accommodating up to 3 cars with electric gates for added security, and extensive gardens to three sides complete with a pond, lush lawn, and multiple patio areas perfect for outdoor entertaining.

With its blend of modern amenities and period features, this remarkable property provides the perfect setting for luxurious family living.







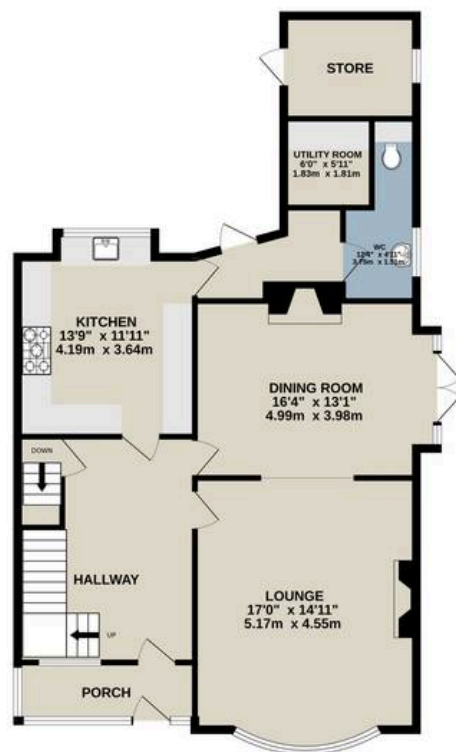
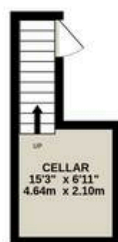


BASEMENT  
75 sq.ft. (7.1 sq.m.) approx.

GROUND FLOOR  
802.3 sq.ft. (74.3 sq.m.) approx.

1ST FLOOR  
779 sq.ft. (72.4 sq.m.) approx.

2ND FLOOR  
902 sq.ft. (83.5 sq.m.) approx.



TOTAL FLOOR AREA : 2531 sq.ft. (235.1 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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# Sheffield Road

Godley, Hyde

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.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Detached property with five bedrooms
- Walking distance to two railway stations
- Driveway for three cars with electric gates for security
- Plenty of places for storage including Cellar and brick built outside store
- Fabulous gardens to three sides
- Perfect mix of modern and period features







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