



## Westwood Avenue, Godley, Hyde

### Freehold

Fabulous Family Home • 4 Bed Detached • Peaceful Location and Cul-de-sac Setting • South-East Facing Garden • Off Road Parking • Walking Distance to Godley Train Station • Countryside On Your Doorstep • Within Catchment of Godley Primary School and Alder High School • New Boiler









This property is ideal for a growing family, plenty of space for teenagers and people who like to entertain.

Entering through the front door you are greeted by a large hallway welcoming you into the property. The current owners have knocked through to open the kitchen and dining space to create a light and open area, Led ceiling lights have been used to compliment the open plan look.

The kitchen is packed with storage and ample work surfaces for cooking up a feast for all the family, a great social space so you can enjoy the company whilst cooking.

The beautiful lounge has two large sofas and a gas fireplace making this room snug on colder evenings. When the weather allows open the large patio doors and enjoy your sunny rear garden and patio.

Wander back through to the hallway and enter the converted garage which is now a cinema room and home office . The current owners have had lots of fun with this room , entertaining family and friends and giving the teenagers somewhere to hang out with friends. You also have access to the ground floor WC so not far to go during your favourite tv programme or movie.

Heading upstairs, you will see that the first floor is also well designed for families and visiting friends. The principal suite is light and bright with fitted wardrobes providing the all-important storage. The ensuite shower room gives you the perfect haven to retreat to after a long day.

A second double bedroom over looking the rear garden provides ample space for all your family's needs. A double bed and wardrobes are easily accommodated. The third, double bedroom can fit all the required bedroom furniture with ease. The fourth and final room makes a perfect study, it could also be used as a nursery or dressing room as it is . To complete the first floor is the spacious, white family bathroom suite with a thermostatic shower over the bath and heated towel rail .

Venturing outside, the property opens up to a large flat patio area leading up to a tiered garden space, providing ample room for outdoor activities and relaxation. Whether you enjoy gardening, dining al fresco, or simply unwinding while surrounded by nature, this outside space offers endless possibilities.

Westwood Avenue is the perfect place for a family to enjoy the peaceful location and cul-de-sac setting 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 are close by. The motorway network is on hand for travel to work via the M60/M67 or into the Peak District for walks/cycling.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

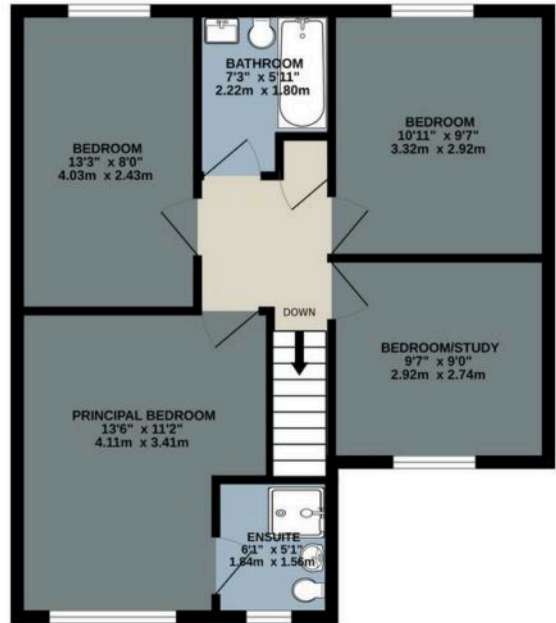
EPC Environmental Impact Rating:



GROUND FLOOR  
633 sq.ft. (58.8 sq.m.) approx.



1ST FLOOR  
561 sq.ft. (52.1 sq.m.) approx.



TOTAL FLOOR AREA : 1194 sq.ft. (110.9 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.  
Made with Metropix ©2025



# Enjoyed Your Viewing Experience With Us?

We would love it if you could take 2 minutes to leave us a Google review. It really helps a small business like us.



SCAN ME



JARDINE  
ESTATES

0161 871 7071

[www.jardineestates.co.uk](http://www.jardineestates.co.uk)